

8/23/2021

CERTIFICATE OF APPROPRIATENESS

Nikki Rittenhour
2255 Wabash
Detroit, Michigan

RE: APPLICATION #: 21-7295, 21-7296, 21-7297, 21-7298, & 21-7299; ADDRESS: 1628, 1632, 1638, 1644, & 1650 Bagley; HISTORIC DISTRICT: Corktown Historic District

Dear Ms. Rittenhour:

The Detroit Historic District Commission reviewed the above-listed application for permit at the June 9, 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), which is effective as of June 9, 2021.

The Commission finds that following meets the new construction meets the defined Elements of Design for the Corktown 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**, erect a new multi-family residential development to include two (2), three-story buildings (eight units each) and two (2), two-story carriage houses (3 units each). Each of the carriage houses includes seven interior/integrated parking spaces at the first story.
- 4'-high aluminum picket type black fencing is proposed for location at the south/front property line, directly adjacent to the sidewalk. 6'-0" tall pressure-treated wood fencing (unpainted/unstained) is proposed to enclose the rear yard.
- The site plan indicates that landscaping will be added in the rear yard and within the berm/public right of way to the front/south of the development. These shall be dogwoods.
- Two Skyline Honey Locust trees are proposed for the interior/rear yard. Shrubs & grasses proposed for installation at the rear/interior yard include Boxwood shrubs, Gro-Low Sumac, & Elijah Blue Fescue


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

- The applicant shall select a balcony railing product that more closely replicate existing railing within the district. The applicant shall present the new railing product to HDC staff for review and approval prior to their submission of the final CDs/application to the building's department/prior to permitting.
- The siding proposed for the townhomes shall have a horizontal expression. The siding may be masonry, wood, composite, or cementitious. However, it cannot be a James Hardi product. The applicant shall present the new siding proposal to HDC staff for

- review and approval prior to the their submission of the final CDs/application to the building's department/prior to permitting.
- The applicant shall select a color palatte for the townhomes that more closely aligns with the districts Elements of Design. The applicant shall present the new color palate to HDC staff for review and approval prior to thetheir submission of the final CDs/application to the building's department/prior to permitting.
 - Any new wood fencing shall be stained or painted a color which is compatible with the approved color palette for the buildings within one calendar year of the issuance of the project's permit. The applicant shall present the new color choice to HDC staff for review and approval prior to the their submission of the final CDs/application to the building's department/prior to permitting.

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:



Jennifer Ross

Staff

Detroit Historic District Commission



S BAGLEY SOUTH ELEVATION (STREET)
1/16" = 1'-0"



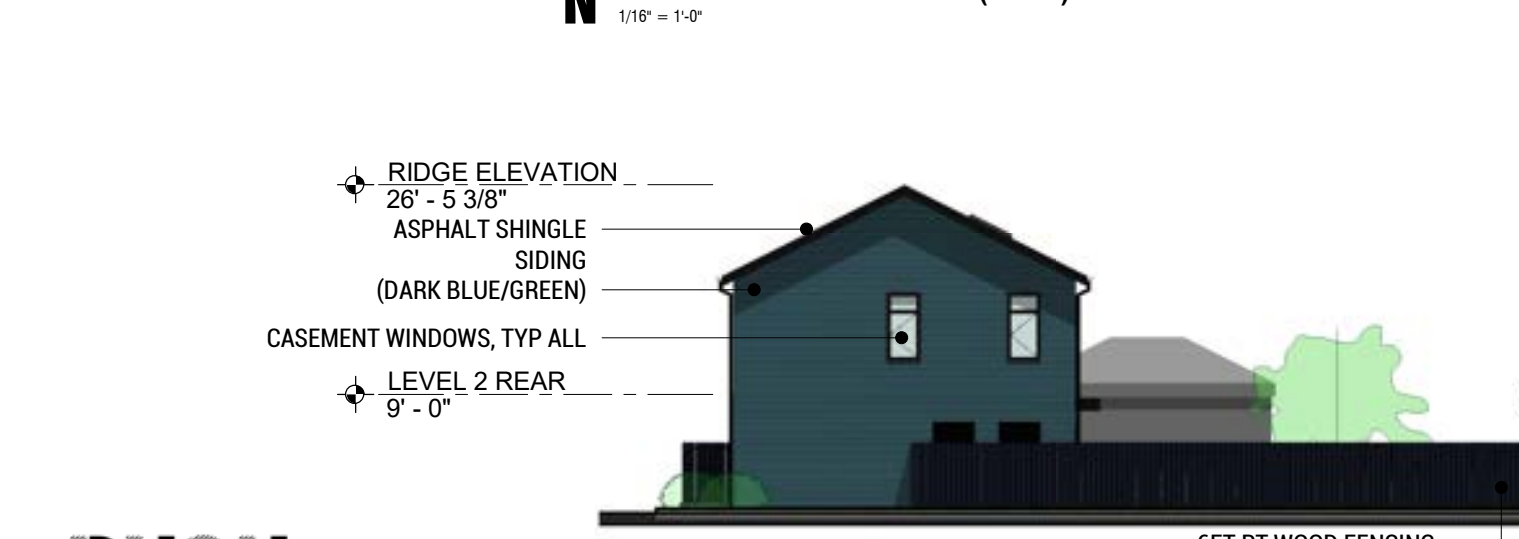
N BAGLEY NORTH ELEVATION (YARD)
1/16" = 1'-0"

6FT PT WOOD FENCING

4FT ALUM FENCING BEYOND

- ASPHALT SHINGLE @ PENTHOUSE
- CEMENTITIOUS LAPSIDING (LIGHT)
- CEDAR PARTITION W/ VERTICAL SLATS
- ENTRY CANOPY FASICA
- GLASS RAILING
- CEMENTITIOUS LAPSIDING (DARK)
- BRICK

- PARAPET 35'-6"
- ROOF 32'-0"
- LEVEL 3 22'-0"
- LEVEL 2 11'-0"
- LEVEL 1 0'-0"



W WEST ELEVATION (EAST OPPOSITE)
1/16" = 1'-0"

6FT PT WOOD FENCING

4FT ALUM FENCING BEYOND

- RIDGE ELEVATION 26'-5 3/8"
- ASPHALT SHINGLE SIDING (DARK BLUE/GREEN)
- CASEMENT WINDOWS, TYP ALL
- LEVEL 2 REAR 9'-0"

- 8" LAP SIDING @ PENTHOUSE
- CEMENTITIOUS LAPSIDING (LIGHT)
- CEDAR PARTITION W/ VERTICAL SLATS
- ENTRY CANOPY FASICA
- CEMENTITIOUS LAPSIDING (DARK)
- PARAPET 35'-6"
- ROOF 32'-0"
- LEVEL 3 22'-0"
- LEVEL 2 11'-0"
- LEVEL 1 0'-0"



BAGLEY BUILDINGS ELEVATIONS

rev 06.07.2021
1650-1628 BAGLEY

HDC08



S GARAGE SOUTH ELEVATION (STREET)
1/16" = 1'-0"



N GARAGE NORTH ELEVATION (YARD)
1/16" = 1'-0"

SEE HDC08 FOR MATERIAL CALL OUTS

REAR EAVE
18' - 6"

LEVEL 2 REAR
9' - 0"



W WEST INTERIOR ELEVATION (BETWEEN PHASES)
1/16" = 1'-0"





S SOUTH ELEVATION 3d



N NORTH ELEVATION 3d

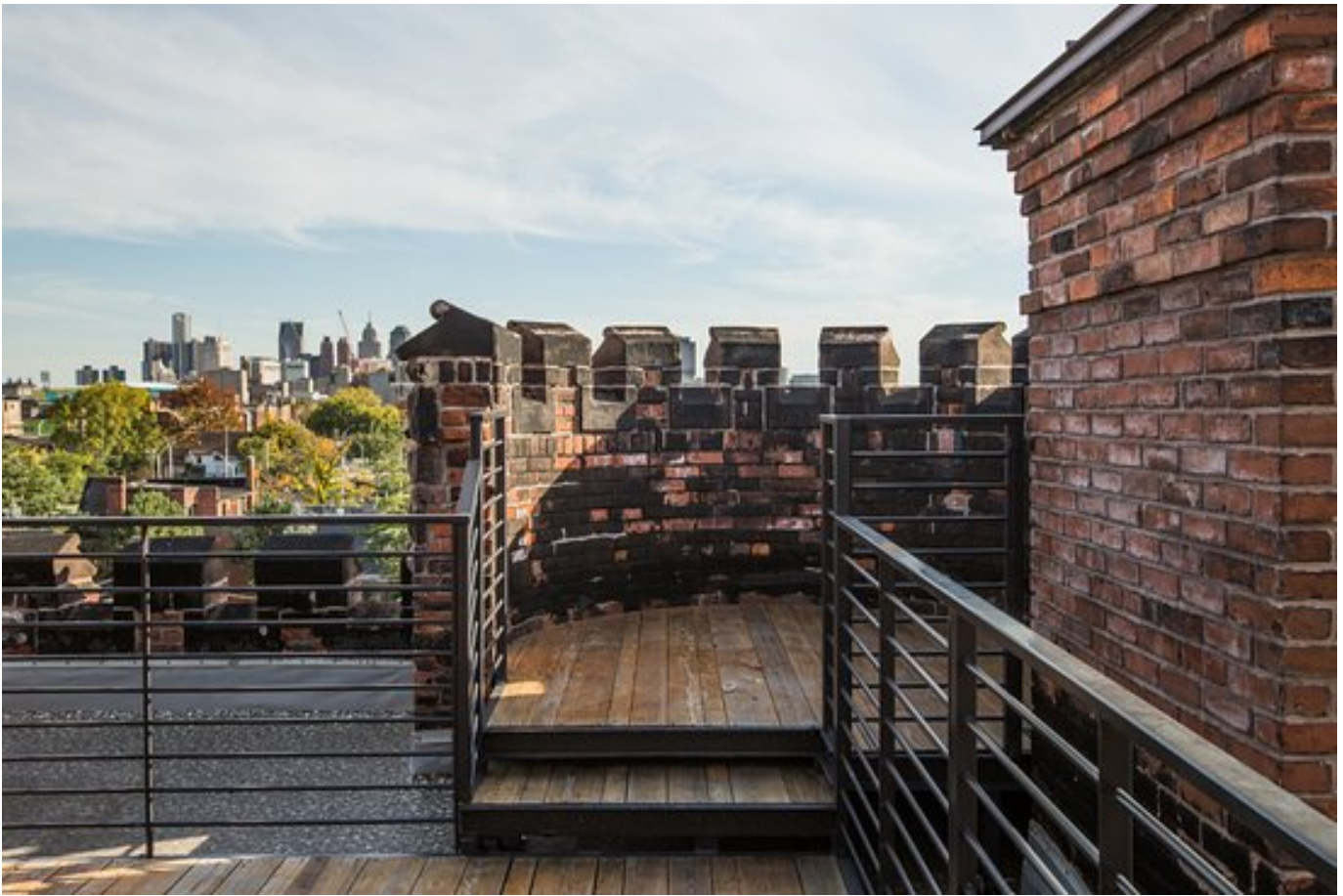


3D View YARD



3D VIEWS

SECTION LOOKING EAST 3d



HORIZONTAL METAL RAILING
TYPICAL ALL EXTERIOR
BALCONIES



RETHINK

THE CLASSICS

Thick Artisan® siding

casts gorgeous shadow lines, recreating milled cedar profiles with lower maintenance.

Tongue and Groove System

helps enable faster, cleaner installation. Orient vertically, horizontally or use as soffit.

Mitered corners

add sophistication to your design and can be crafted on-site with any Artisan® profile.



Tongue and Groove System

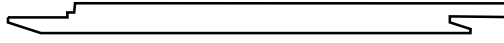


Mitered Corners

ALL CEMENTITIOUS LAP SIDING @ BAGLEY BUILDINGS
(ALL HORIZONTAL ORIENTATION)

ARTISAN®

SHIPLAP SIDING



- Brings charm to any home
- Design flexibility from modern to rustic

WIDTH
10.25 in
(9.0 in Exposure)

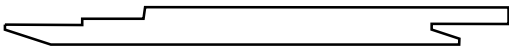
THICKNESS
5/8 in

TEXTURE
Smooth

FINISH
Primed

PROFILE
WIDTH x DEPTH
0.15 in x 0.263 in

ARTISAN® SQUARE CHANNEL SIDING



- Defined right-angle cuts
- Uniquely wide channel exposure

WIDTH
10.25 in
(9.0 in Exposure)

THICKNESS
5/8 in

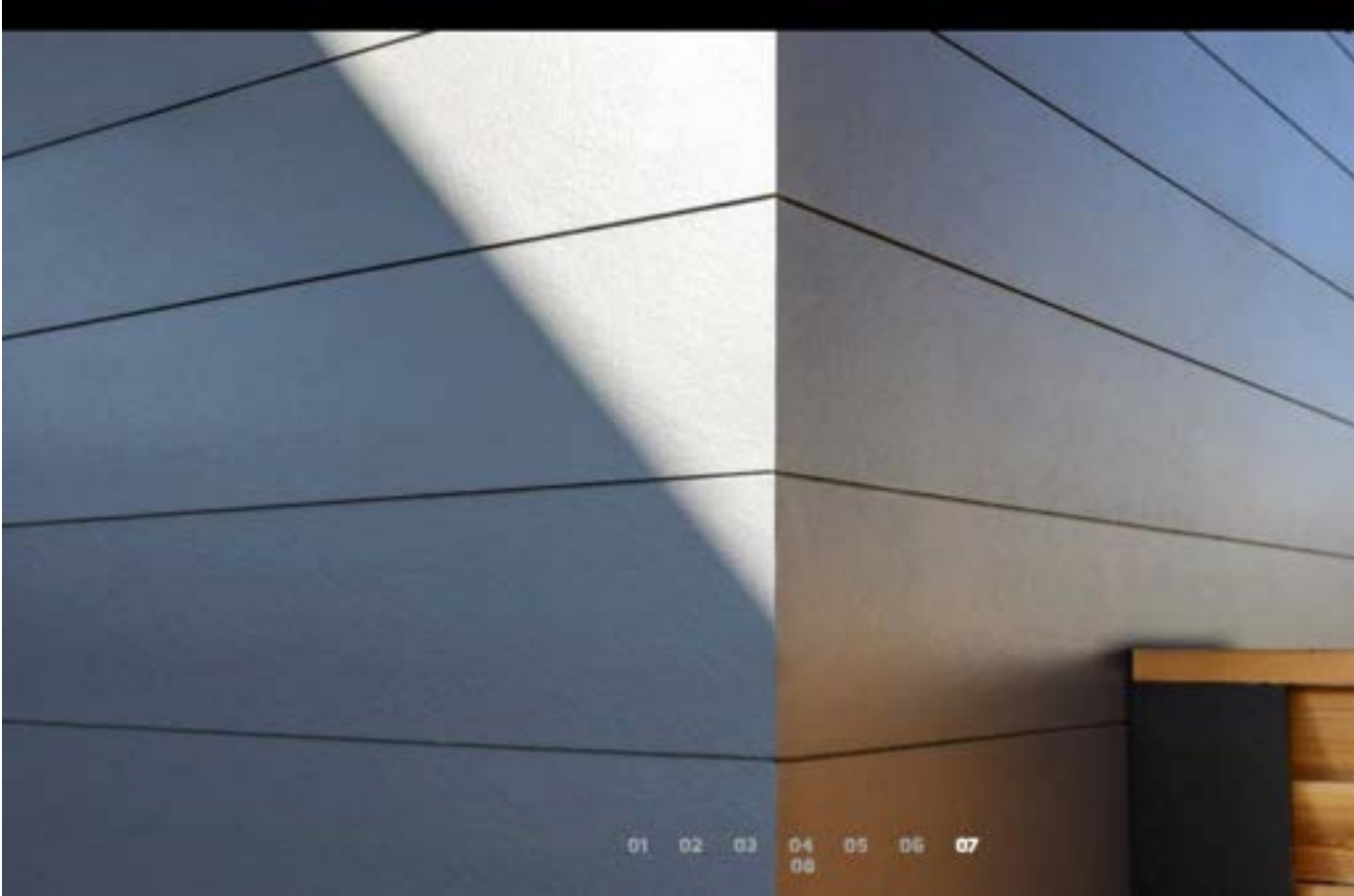
TEXTURE
Smooth

FINISH
Primed

PROFILE
WIDTH x DEPTH
1.0 in x 0.263 in



HORIZONTAL SIDING DETAIL



CONDITION RESPONSES

Exterior Yard Fencing - Wood Stained to match Ben Moore HC-154 Hale Navy

Horizontal Siding at Bagley Buildings - Aspyre Artisan Shiplap horizontal siding. It is a premium cementitious siding (double the thickness of normal at 0.625") with 9" exposure on a 10.25 siding. Colors are per below.

Bagley Buildings Light upper: Ben Moore OC-27 Balboa Mist

Bagley Buildings Dark lower: Ben Moore HC-154 Hale Navy

Carriage Houses: Ben Moore 1652Navy Masterpiece

