

DHDC 23-8514

APPROVAL DOCUMENT – POST AT WORK LOCATION

CITY OF DETROIT
HISTORIC DISTRICT COMMISSION

2 WOODWARD, SUITE 808
DETROIT, MICHIGAN 48226

9/20/2023

CERTIFICATE OF APPROPRIATENESS

BENJAMIN NEWMAN
1815 Church
Detroit, MI

**RE: Application Number 2023-8514; 1815 Church; Corktown Historic District
Project Scope: ERECT CARRIAGE HOUSE, REPLACE SIDING ON DWELLING, REPLACE FRONT PORCH**

Dear Applicant,

At the Regular Meeting that was held on 9/13/2023 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 9/20/2023, as it meets the Secretary of Interior’s Standards for Rehabilitation and the district’s Elements of Design:

Per the submitted renderings and scope:

Existing Home

- Replace the existing wood porch at the front façade with porch. The new porch will include a wood deck, turned column, steps, and handrailing. The new porch skirting will be made of cement fiber
- Remove the existing non-historic, synthetic siding
 - If the historic/original wood siding remains underneath, retain and restore. Replace any deteriorated siding with new wood siding to match existing.
 - If historic/original wood siding does not remain underneath the existing synthetic siding or if the original wood siding is deteriorated beyond repair, install new cement fiber siding. Cement fiber trim is proposed for all window surrounds
- Replace the existing asphalt shingle roof with a new dimensional asphalt shingle roof (color brown). Existing non-historic aluminum gutters and downspouts will be replaced with new aluminum gutters and downspouts. The existing fascia and frieze board (material unknown) will be replaced new fiber cement fascia and frieze board
- Install new light fixtures at rear wall

New Carriage House

- Erect a new carriage house/ADU to the rear of the home per submitted drawings

Please note that this COA with the following condition:

- Should new siding, trim, fascia, and/or frieze need to be installed, the elements should match the dimensions of the original in exposure and display a profile/thickness of 3/4” or more. Also, the sunburst detailing proposed for the front gable end and porch shall not be installed. Rather, lapped or fish scale siding shall be installed at these locations. The applicant shall provide a new proposal for the siding to staff for review and approval prior to undertaking the work.

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

COA