

# DHDC 23-00141

## APPROVAL DOCUMENT – POST AT WORK LOCATION

CITY OF DETROIT  
HISTORIC DISTRICT COMMISSION

2 WOODWARD, SUITE 808  
DETROIT, MICHIGAN 48226

12/21/2023

### CERTIFICATE OF APPROPRIATENESS

Jamie Perez  
3964 W. Lafayette  
Detroit, MI

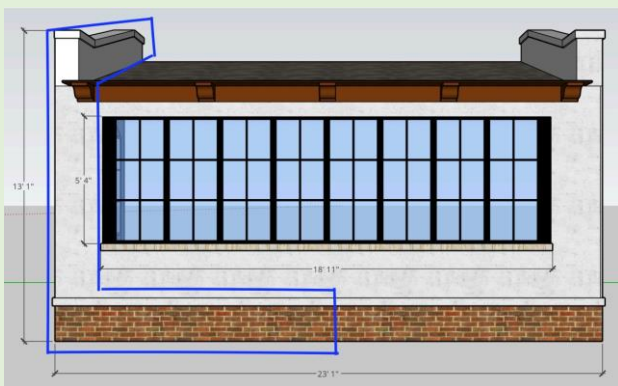
**RE: Application Number HDC2023-00141; 3964 W. Lafayette; Hubbard Farms Historic District  
Project Scope: Rebuild Wing**

Dear Applicant,

At the Regular Meeting that was held on 12/13/2023, 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 12/20/2023, as it meets the Secretary of Interior’s Standards for Rehabilitation and the district’s Elements of Design:

Repair the existing sunroom wing on the building’s west façade per the below:

- Remove and rebuild the southern front wall (to include the removal of the existing historic doors and windows). The new southern wall will match the existing in dimension, cladding and detailing. However the current door opening will not be replicated. Instead, the wall will include four milled, aluminum-clad, wood casement windows (Andersen E Series), topped with arched trim.
- Remove bottom portion of the west wall per the below graphic and rebuild with in-kind materials to match existing in dimension, cladding, and detailing
- Repair deteriorated areas at the north wall with in-kind materials where necessary
- Remove existing wood windows and wood trim to rough opening throughout and replace with new aluminum-clad, wood casement windows (Andersen E Series)
- Install new asphalt shingles at porch roof and replace deteriorated wood soffit and decorative rafters tails with new to match existing in design, materials, and dimension



**Area outlined in blue indicates the portions of the walls that will be replaced in kind (entire south wall and parapet and bottom portion of the west wall)**

***However, this COA has been issued with the condition that the new windows be true divided lite or simulated divided lite (muntin applied to the exterior surface of the glass) units.***

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](mailto:hdc@detroitmi.gov).

For the Commission:



Jennifer Ross  
Detroit Historic District Commission

COA