

DHDC 23-00145

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

Eric Jones
4138 Lincoln
Detroit, MI

**RE: Application Number HDC2023-00145; 4138 Lincoln; Woodbridge Farm Historic District
Project Scope: REPLACE WINDOWS; CONSTRUCT PORCH**

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:

- Install a new wood porch at the south/side elevation. The new porch shall feature wood steps, handrails, and a low-slung hipped roof.
- Install new wood window sash (Marvin Ultimate) at the building’s side and rear elevations. The remaining exterior historic wood trim (to include casing and mullions) will be retained and restored to match existing where necessary or replicated to match the original in material, design, detailing, and dimension where missing.

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

- The pitch/hip height of the new side porch’s roof shall be raised so that that it more closely resembles the appearance of the front porch roof.
- The existing brackets at the underside of the south elevation’s second story bay shall be repaired and remain in place and shall not be installed at the new porch roof.
- The applicant shall submit revised dimensional design drawings of the new south side porch at a 5/8” scale or better to HDC staff reflecting these conditions for review and approval prior to the issuance of the project permit.
- The trim around the windows will be reproduced to match the original.

- The exact replica of the attic/third floor windows at the front elevation shall be created, including the sunburst pattern.

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