

HDC2024-00028

APPROVAL DOCUMENT – POST AT WORK LOCATION

CITY OF DETROIT
HISTORIC DISTRICT COMMISSION

2 WOODWARD, SUITE 808
DETROIT, MICHIGAN 48226

02/13/2024

CERTIFICATE OF APPROPRIATENESS

Timothy Flintoff, AIA
4545 Architecture
2761 E. Jefferson, Suite 302
Detroit, MI 48207

**RE: Application Number HDC2024-00028; 708 Pallister; New Center Area Historic District
Project Scope: Add roof dormers, rehabilitate dwelling**

Dear Applicant,

At the Regular Meeting that was held on February 7, 2024, 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 February 13, 2024, as it meets the Secretary of Interior’s Standards for Rehabilitation and the district’s Elements of Design:

- *Add roof dormers, rehabilitate dwelling per the submitted drawings, narrative, and documents*

With the following design conditions subject to staff approval:

- *Instead of the proposed sliding doors at the rear, the two large 2/1 (two over one) paired windows at the rear be replaced with a pair of 2/1 (two over one) French doors*
- *The front porch and rear deck rail designs should be further developed, and distinct from each other, as they have different roles to play in the historic understanding of this house. The front porch rail should be historically correct, while the rear deck balustrade should be of a more contemporary character distinguishing the deck as a later addition.*

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:



Garrick B. Landsberg
Director of Historic Preservation, Staff to the Commission