

HDC2024-00421

APPROVAL DOCUMENT – POST AT WORK LOCATION

CITY OF DETROIT
HISTORIC DISTRICT COMMISSION

2 WOODWARD, SUITE 808
DETROIT, MICHIGAN 48226

Jill Bleeda
2244 Wabash
Detroit MI 48216

**RE: Application Number HDC2024-00421; 2244 Wabash; Corktown Historic District
Project Scope: Demolish rear portion of dwelling*, erect addition and temporary fence**

Dear Applicant,

At the Regular Meeting that was held on August 14, 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 August 20, 2024, as it meets the Secretary of Interior’s Standards for Rehabilitation and the district’s Elements of Design:

Erect a one-story addition, rebuild the cross-gable wing, and erect a temporary fence per the submitted documents, drawings, and other submitted materials.

With the conditions that:

- ***Wood siding, matching the dimension, profile and exposure of the existing wood siding will be used on the reconstructed south wing’s three walls.***
- ***Wood siding or cementitious siding (smooth finish only), matching the dimension, profile and exposure of the existing siding, will be selected for the addition’s walls. The applicant will submit a photo confirming the exposure of the existing wood siding to be matched.***
- ***Color samples of the exterior paint color palette, listed within the scope of work as yellow siding and white trim, will be submitted for staff review and included on the set of drawings.***
- ***A wood railing, whose design is as shown on the south side elevation drawing, will be erected at the side porch. The side entrance is a historic character-defining feature so a manufactured railing product will not be approved. The railing will be painted (color noted on drawings) after the wood has cured.***
- ***The drawings must be revised to show how the new construction addition will be differentiated from and subordinate to the historic structure.***
 - ***The north wall will be recessed 3” – 6” inches from the historic dwelling’s north wall.***
 - ***The roof of the new construction addition will be slightly lower than the historic house’s roof.***
 - ***The south wall of the side wing will extend 4’ from the main house.***
 - ***Wood skirting will be installed to cover the foundation’s concrete blocks. A cut sheet of the skirting will be submitted for staff review; selected paint color will be listed.***
 - ***The existing temporary fence will be removed and a temporary fence, that conforms with the Commission’s Fence Guidelines, will be erected and placed in line with the front of the house (as shown on the applicant’s submitted site plan) and will be removed no later than nine months from the date of the August 14, 2024 Commission meeting.***

- *The site plan will be revised to show and dimension all proposed site work, which includes, but is not limited to, the location of the temporary fence and the location/path of the new concrete walkway connecting the front and side entrances.*

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:



Audra Dye
Detroit Historic District Commission

COA