

DHDC 2024-00354

APPROVAL DOCUMENT – POST AT WORK LOCATION

CITY OF DETROIT
HISTORIC DISTRICT COMMISSION

2 WOODWARD, SUITE 808
DETROIT, MICHIGAN 48226

09/17/2024

CERTIFICATE OF APPROPRIATENESS

Deanna Fries (Contractor),
Italy American Construction
8401 N. Telegraph Rd.
Dearborn Heights, MI 48127

RE: Application Number 2024-00354; 14846 Ashton; Rosedale Park Historic District

Dear Applicant,

At the Regular Meeting that was held on September 11, 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 September 17, 2024, as it meets the Secretary of Interior’s Standards for Rehabilitation and the district’s Elements of Design:

DEMOLITION OF GARAGE AND DRIVEWAY

- Demolish original garage and driveway, dispose of materials.

CONSTRUCTION OF NEW, TWO-CAR 24’X22’ GARAGE (528 SF)

- At the new location, slightly offset from the original location, 3’ from the south (side) property line and 6’ from the rear property line, pour concrete pad 24’x22’ foundation with concrete rat walls.
- Build new 24’ x 22’ wood framed garage on new cement floor, with a front gable that protrudes 2’ in front of the front face of the garage. The 5/12 pitch of the roof reaches a 14’ height at its peak.
- Roof materials are Landmark dimensional asphalt shingles, color “Reshawn Shake” with two (2) vents. Perforated wood soffits, paint to match aluminum gutters, color: Wicker.
- Siding is LP Smartside 8” lap primed wood siding. (The applicant notes that the owner may change this material to James Hardie plank instead of wood.) Owner will paint to match house color.
- Install 16’x8’ steel sectional garage door on west elevation, color white.
- Install two (2) coach lights on the exterior, either side of the main garage door.

INSTALL NEW DRIVEWAY AND PATIO

- Install 9’ wide concrete driveway from the front yard to the new garage location, where it flairs to a 27’ width.
- Install new 12’6”x10’ (126 SF) concrete patio adjacent to the rear porch entrance and northeast corner of the house.

The Certificate of Appropriateness is issued with the following conditions:

- The siding be either wood or smooth cementitious siding.
- The color of the siding follows HDC color guidelines.

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:



Daniel Rieden
Detroit Historic District Commission

COA