

# DHDC 24-00388

## APPROVAL DOCUMENT – POST AT WORK LOCATION

CITY OF DETROIT  
HISTORIC DISTRICT COMMISSION

2 WOODWARD, SUITE 808  
DETROIT, MICHIGAN 48226

9/1/2024

### CERTIFICATE OF APPROPRIATENESS

WILLIAM BARBOUR-KEIR  
7310 Kingswood Drive  
Bloomfield Hills, MI 48301

**RE: Application Number 24-00388; 3628-3644 Lincoln; Woodbridge Farm Historic District  
Project Scope: ERECT FENCE AND ALTER LANDSCAPING**

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 per the submitted materials, effective on August 21, 2024, as it meets the Secretary of Interior’s Standards for Rehabilitation and the district’s Elements of Design:

- At the front/west property line, stepped back 2'-11 3/4" from the edge of the sidewalk, erect a 5'-6" high fence. The fence will consist of decorative iron or steel pickets which will be mounted atop a 1'-7" high masonry base (which will be covered with brick facing the yard/east and stone facing the sidewalk/west. A “stone” coping will cap the base. A brick and stone pier (height not yet specified) will be located at the south end of the fence to connect with the fencing/berm that is proposed for installation at the side/south property line
- At the side/south property line, install a wall, topped with a fence which will rise to a 7'-0" total height. Specifically, the wall will consist of a 3'-6"-high rough textured concrete block base (dry stacked, Unilock block, color brown) topped by 3'-6" high, aluminum fencing. A landscaped (species not currently identified) earthen berm will slope 5'-3 3/4" northward to terminate at 1'-7" tall masonry retaining wall (clad with brick at the yard facing/north surface).
- At the rear/east property line, erect a wood (cedar) privacy fence with rolling gate. Note that the drawing indicates that the fence/gate will be 7'-0" tall.

*The Certificate of Appropriateness is issued with the following conditions:*

- The project’s architectural drawings shall be revised to note that the rear wood fencing/gate will be 7'-0" in height prior to the issuance of the project’s permit. Also, the wood fencing proposed for installation at the rear property line shall be painted or stained an appropriate color within a year of its erection. HDC staff shall be afforded the opportunity to review and approve the final color choice prior to the issuance of the project’s permit.
- The stone proposed for installation at the front property line’s fencing and the pier which will be located at the property’s southwest corner shall be a natural stone. HDC staff shall be afforded the opportunity to review and approve the final product prior to the issuance of the project’s permit.

- HDC staff shall be afforded the opportunity to review and approve the final brick product proposed for the new fencing base/retaining wall bench prior to the issuance of the project's permit.
- Re: the pier that is proposed for the property's southwest corner, the applicant shall submit a drawing to staff which specifies its height and footprint dimensions and details the transition between the side and front yard fencing. Staff shall be afforded the opportunity approve this element prior to the issuance of the project permit
- The landscaping/plant species which shall be installed atop the berm proposed for the south property line shall not substantially block views into the district and property in terms of height and opacity. Staff shall be afforded the opportunity
- The Unilock retaining wall shall be erected as proposed. However, if a new privacy fence is not erected along the north property line of 3606-3618 Lincoln which obscures the view of the Unilock retaining wall at 3628-3644 Lincoln within a calendar year of its erection, the applicant/property owner of 3628-3644 Lincoln shall erect a new privacy fence directly to the south of the Unilock retaining wall to obscure its view from the public right-of-way. If the Unilock wall will be visible, the applicant shall provide a fence screening or a design that shall be approved by staff.

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