

# HDC 2024-00569

## APPROVAL DOCUMENT – POST AT WORK LOCATION

CITY OF DETROIT  
HISTORIC DISTRICT COMMISSION

2 WOODWARD, SUITE 808  
DETROIT, MICHIGAN 48226

October 9, 2024

### CERTIFICATE OF APPROPRIATENESS

Valeria Lopez  
2398 Rieden St.  
Detroit, MI 48209

**RE: Application HDC2024-00569; 1180 Vinewood, Hubbard Farms Historic District  
Project Scope: Alter dwelling including window and door openings, roof, siding, and porch**

Dear Applicant,

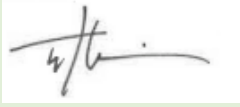
At the regular meeting that was held on August 9, 2023, the Detroit Historic District Commission (“DHDC”) reviewed the above-referenced application. Pursuant to Section 5(1) of the Michigan Local Historic Districts Act, as amended, being MCL 399.205 (1) and Sections 21-2-73/21-2-78 of the 2019 Detroit City Code; the DHDC hereby issues a Certificate of Appropriateness (“COA”) for the following work, effective on August 15, 2023, as it meets the Secretary of Interior’s Standards for Rehabilitation and the district’s Elements of Design:

***Reconfigure roof form to restore lost tower, front gable, side gable, and side dormer; reconfigure bay windows on north and west elevations; reconfigure windows and door openings, install new aluminum-clad wood windows; install new glass-block basement window; install new wood panel doors; demolish and rebuild front and rear porches and steps; install new wood siding; install new cedar wall shingles on attic story; install metal handrails; install new asphalt roofing, gutters, and downspouts; paint building following Color System C; install concrete parking pad in rear; per the submitted documents, drawings, and product specifications, with the conditions that:***

- ***Additional window openings shall be added to the north elevation, subject to staff approval.***
- ***The three windows on the second floor, west (front) elevation, box-bay shall be increased in height to match the historic condition, subject to staff approval.***
- ***The selection of scalloped shingles shall be subject to staff approval.***
- ***Decorative trim, including Classical dentils and curved Queen Anne brackets on the porch and bay windows, and window casing on the front (west) and side (north) bay windows, shall be added, subject to staff approval.***
- ***The basement windows shall be installed according to the HDC Glass Block 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](mailto:hdc@detroitmi.gov).

For the Commission:

A handwritten signature in black ink, appearing to read 'T. Boscarino', enclosed in a white rectangular box.

Timothy Boscarino  
Detroit Historic District Commission

COA