

12/4/2019

**CERTIFICATE OF APPROPRIATENESS**

John Biggar  
350 Madison  
Detroit MI, 48226

**RE: Application Number 19-6555; 1321 Labrosse: /Corktown Historic District**

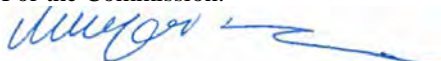
Dear Mr. Biggar:

Pursuant to Section 5(10) of the Michigan Local Historic District Act, as amended, being MCL 399.205(10), MSA 5-3407(5)(10); Sections. 21-2-57 and 21-2-73 of the 2019 Detroit City Code; Detroit Historic District Commission Resolution 97-01 (adopted August 13, 1997); Detroit Historic District Commission Resolution 97-02 (adopted October 8, 1997); and Detroit Historic District Commission Resolution 98-01 (adopted February 11, 1998), the staff of the Detroit Historic District Commission has reviewed the above-referenced application for building permit and hereby issues a Certificate of Appropriateness (COA), which is effective as of December 4, 2019.

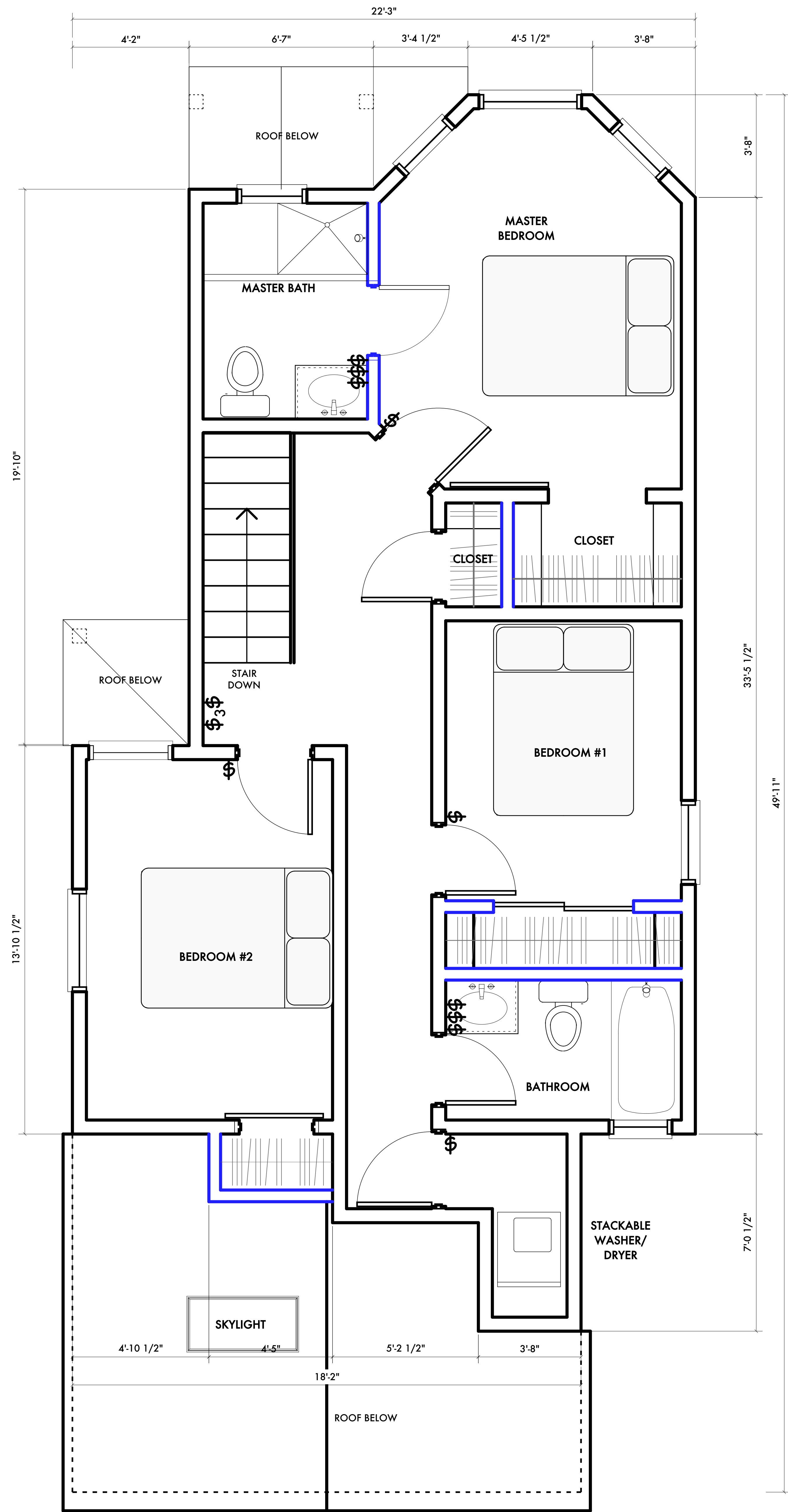
Staff finds the following work items, as depicted in the attached renderings, are appropriate because they meet the Secretary of the Interior's Standards for Rehabilitation, Standard number 6) *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*

- Repair all existing windows. Strip paint down to bare wood, prime and repaint. Install new clear glass in the lights. Install new hardware.
- Where sash is missing, install new wood sash windows to match existing historic sash
- Replace existing asphalt shingle roofing with new asphalt shingles (color grey, brown, or black). Existing wood fascia and soffit will be retained and repaired (where necessary) with new wood to match existing
- Retain and repair the existing historic-age wood door at side elevation
- All the wood siding will have the loose paint removed. Then the wood will be primed and repainted. See the elevations for the color selections from the Historic Color Palette B. Any missing siding will have new wood installed to fill in the holes.
- The front porch will be rebuilt per the original photos. Existing elements to include the porch's gabled roof with sunburst detailing and all dentils at the porch will be salvaged and reinstalled. The saved elements are to be re-used. A new asphalt shingle roof will be installed on the porch roof. The missing wood columns will be replaced with new 4 x 4 post columns. A new wood porch and steps will be built including a new wood handrail/guard as required by code.
- The side porch will be rebuilt to match the historic photo/missing porch to include a "hip-style" roof supported by a single 4x4 post column, new wood porch and steps
- Repair the foundation at the old porch at the rear of the house, install a new wood deck and handrail, steps from grade to porch. Please retain this Certificate of Appropriateness for your files. You should now proceed to the City of Detroit Buildings Safety and Engineering Department to obtain a building permit. The Detroit Historic District Commission's approval and issuance of a Certificate of Appropriateness does not waive the applicant's responsibility to comply with any other applicable ordinances or statutes.

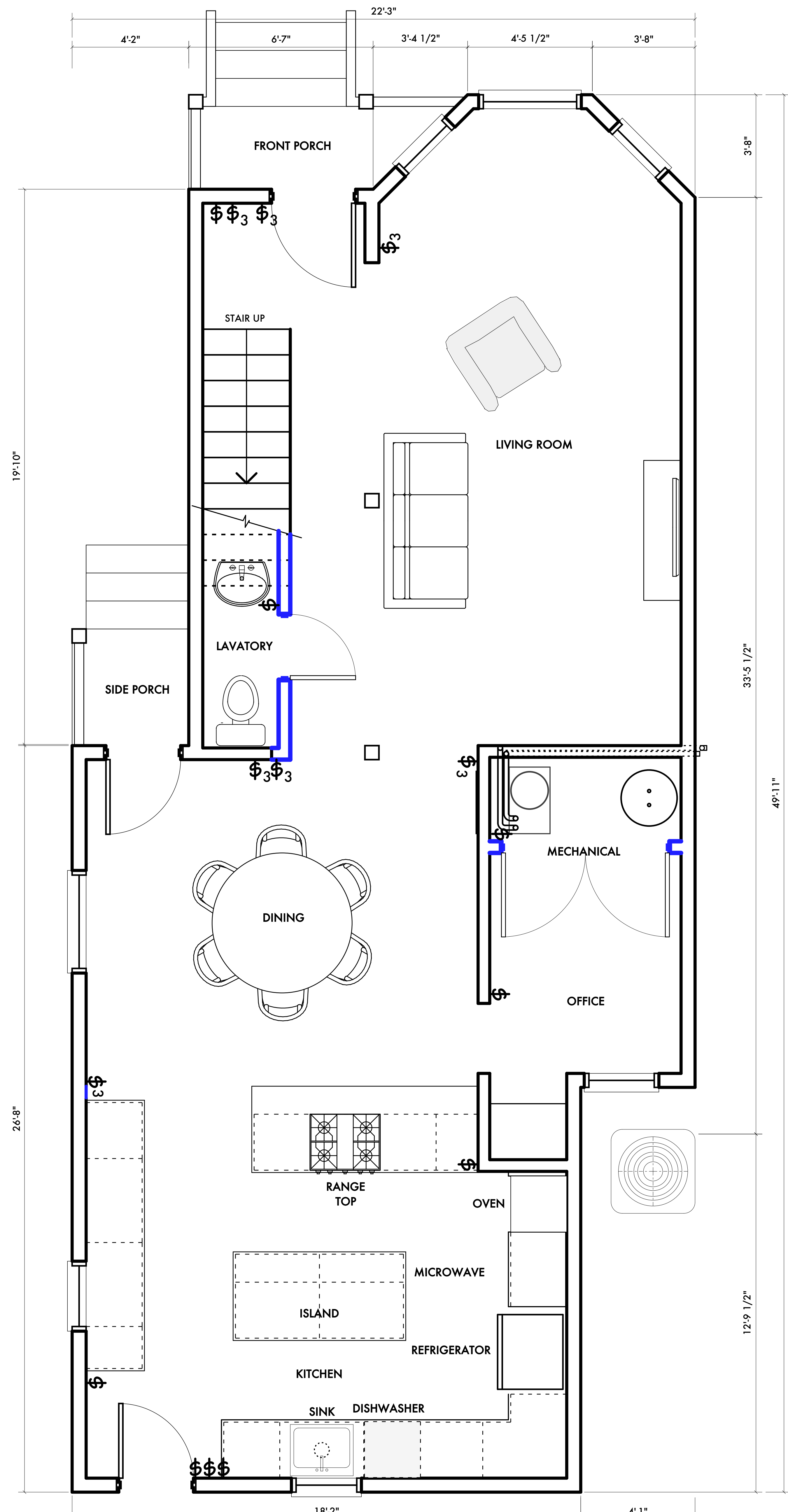
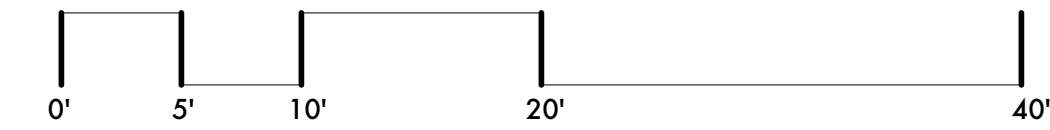
For the Commission:



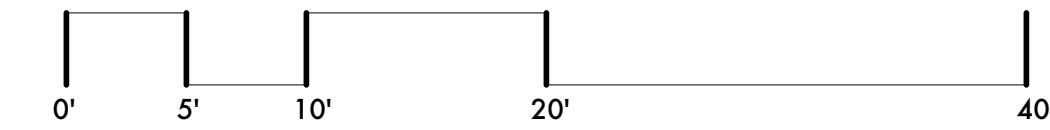
Jennifer Ross  
Staff  
Detroit Historic District Commission



2 2ND FLOOR PLAN  
SCALE: 1/2" = 1'-0"



1 1ST FLOOR PLAN  
SCALE: 1/2" = 1'-0"



09/24/19 Historic Commission  
08/22/19 Owner Review  
Date: Issued For:  
**Labrosse Residence**  
1321 Labrosse  
Detroit, Michigan 48226  
**studioONE : DETROIT**  
architectural | urban | interior DESIGN  
350 Madison Avenue 313.549.2790 [p]  
4th Floor gbd@www.house.com  
Detroit, Michigan 48226 studio@detroit.com

Project Number: 2019-

Sheet Title:

FLOOR PLAN  
SCHEME E

Sheet Number:

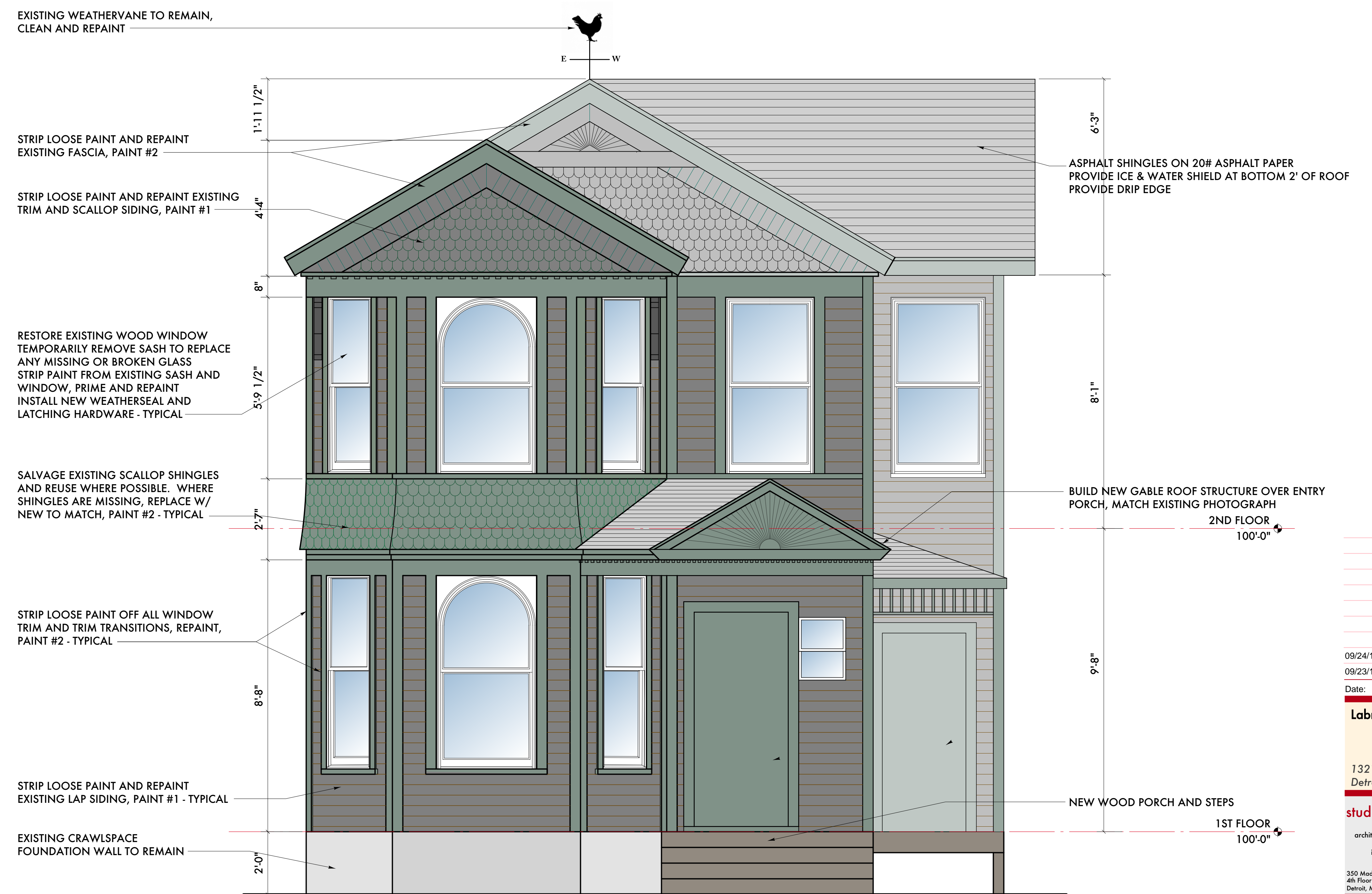
**A3.11 (E)**

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**B** EXISTING LABROSSE ELEVATION  
SCALE: 1/2" = 1'-0"



**A** PROPOSED LABROSSE ELEVATION  
SCALE: 1/2" = 1'-0"

**PAINT SCHEDULE:**

PAINT #1 - B:10 GRAYISH GREEN, MS: 10G 5/2  
PAINT #2 - B:16 LIGHT GRAYISH OLIVE, MS: 75Y 6/2

NOTE: ALL COLORS REFERENCED ARE CITY OF DETROIT HISTORIC COMMISSION "COLOR SYSTEM 'B'" MS = MUNSELL STANDARD

09/24/19	Historic Commission
09/23/19	Historic Commission
Date:	Issued For:
<b>Labrosse Residence</b>	
1321 Labrosse Street Detroit, Michigan 48226	
<b>studiozONE : DETROIT</b>	
architectural urban interior	DESIGN
350 Madison Avenue 4th Floor Detroit, Michigan 48226	313.549.2790 [p] jgd@warehouse.com studiozonedetroit.com

Project Number: 2019-  
Sheet Title:  
**ELEVATION**

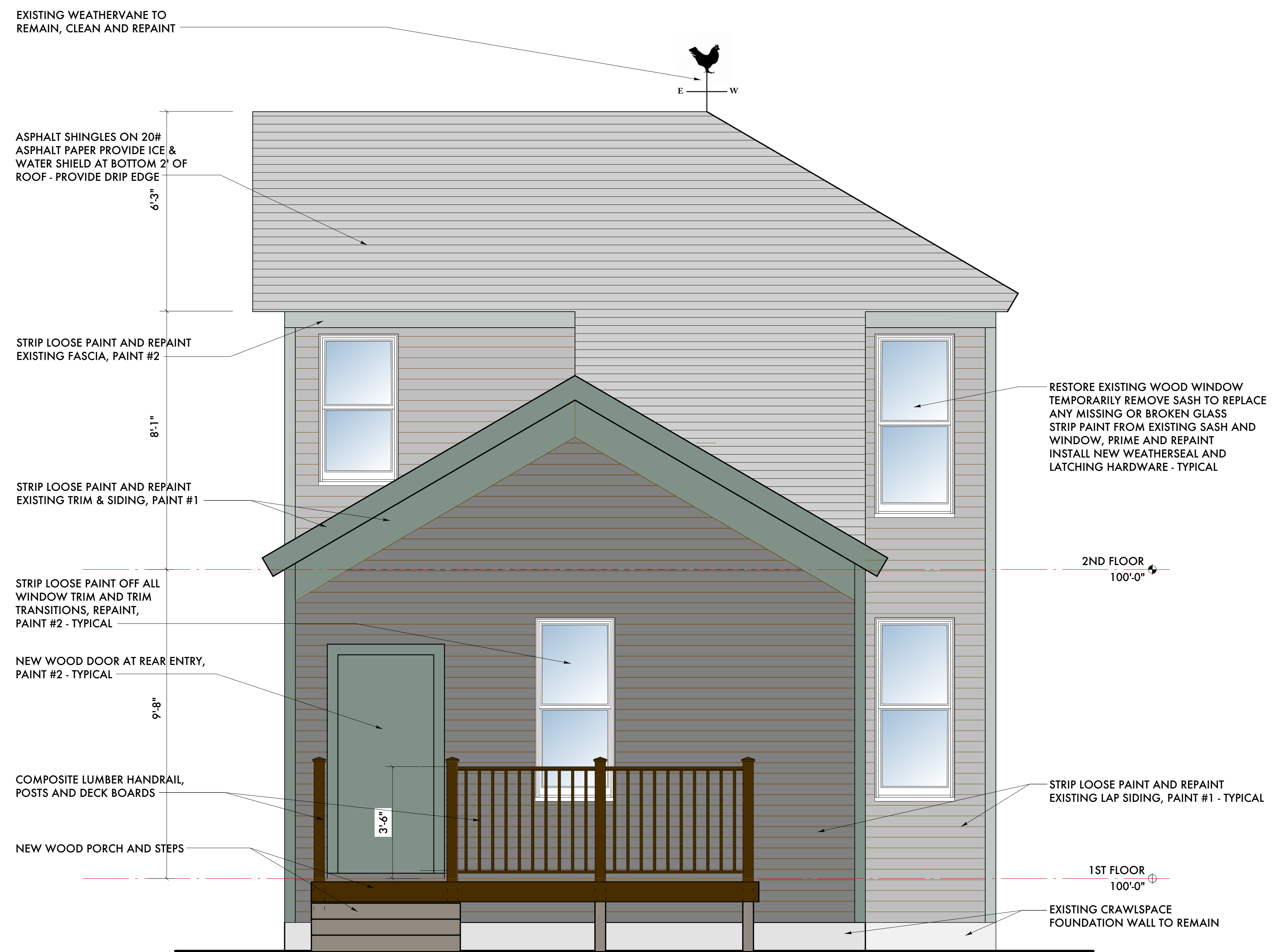
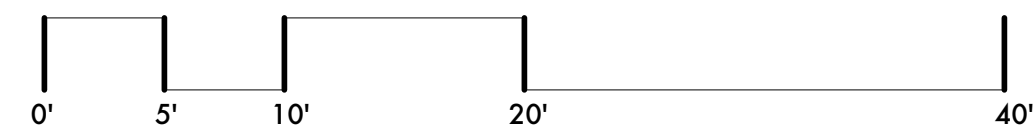
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**D** EXISTING REAR ELEVATION

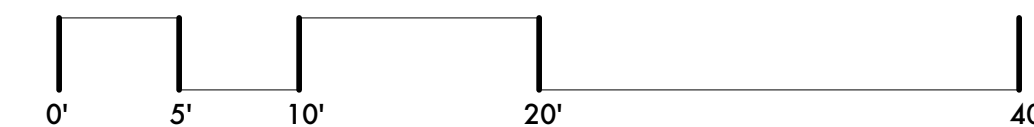
SCALE: 1/2" = 1'-0"



NOTE: REUSE EXISTING FOUNDATIONS AT FORMER PORCH

**C** PROPOSED REAR ELEVATION

SCALE: 1/2" = 1'-0"



**PAINT SCHEDULE:**

PAINT #1 - B:10 GRAYISH GREEN, MS: 10G 5/2  
 PAINT #2 - B:16 LIGHT GRAYISH OLIVE, MS: 75Y 6/2

NOTE: ALL COLORS REFERENCED ARE CITY OF DETROIT HISTORIC COMMISSION "COLOR SYSTEM 'B'"  
 MS = MUNSELL STANDARD

11/12/19 Historic Commission  
 Date: Issued For:  
**Labrosse Residence**  
 1321 Labrosse Street  
 Detroit, Michigan 48226  
**studiozONE : DETROIT**  
 architectural | urban | interior DESIGN  
 350 Madison Avenue 4th Floor Detroit, Michigan 48226 313.549.2790 [p] jg@warehouse.com studiozonedetroit.com

Project Number: 2019-

Sheet Title:

**REAR ELEVATION**

Sheet Number:

**A5.11**

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