

4/21/2020

CERTIFICATE OF APPROPRIATENESS

Alyce Coutts
1549 Hamilin Rd
Rochester Hills, MI
48309

RE: Application Number 20-6682; 630 Virginia Park St., New Center Area Historic District

Dear Alyce,

At the Special meeting that was held on 04/15/2020, the Detroit Historic District Commission (“Commission”) reviewed the above-referenced application for building permit. Pursuant to Section 5(10) of the Michigan Local Historic District Act, as amended, being MCL 399.205, MSA 5-3407(5)(10) and Section 21-2-73 of the 2019 Detroit City Code; the Commission has reviewed the above-referenced application for building permit and hereby issues a Certificate of Appropriateness, which is effective as 4/21/2020.

The Commission issued a Certificate of Appropriateness for the following work items because they meet the Secretary of Interior’s Standards for Rehabilitation 2) *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided;* #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;* and 9) *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*

Demolish non-historic additions to rear of home, construct new addition as proposed

- Demolish the non-historic rear stairs, deck and addition
- Restore 1/1 window in place of existing wooden door (non-historic)
- Remove existing window and adjacent wall replace with new French door
- Construct New 23’ x 14’ Brick Clad Addition
 - North Elevation: (4) *Pella Architect Double Hung* Windows (to be painted black); (6) fixed *Pella* wood clad “transom” windows along top of addition;
 - *Pella Architect* Fixed Window with arched top at setback area between new construction and existing body of home
 - East Elevation: Add (3) *Pella Architect Double Hung* Windows (to be painted black) One in existing masonry opening
 - New Roof of addition to also function as balcony connection to existing balcony doorway to proposed new French doors (replacing existing window)
 - Balcony and Fascia Material as specified by *Trex SR-2*
 - French Doors by *Pella* with hardware matte black finish
 - Roof to be painted brown, Fascia and soffit painted to match existing trim at all exposed sides
 - New Roof / balcony to utilize internal gutter, provide new downspout
 - Black Metal Railing (3’-6”) with Vertical pickets to enclose area

Window Replacement

- Replace vinyl and non-character defining windows at front, sides and rear of home
 - *Pella Architect Series* double-hung, aluminum clad wood windows, with full screens (black finish) as proposed
 - ...with the exception of the true divided lite windows on the front and sides of the house.

Paint Home- Color Chart D

- Paint home as proposed to conform with HDC Color Chart D
 - Window trim – B:19 Black
 - Stucco and dentil trim – C:4 Yellowish White
 - Half-Timbering, trim, sash – A:8 Blackish Green

Please retain this COA for your files. You should now proceed to obtain a building permit from the City of Detroit Buildings, Safety, Engineering and Environmental Department. It is important to note that approval by the Detroit Historic District Commission 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 me at cagneyb@detroitmi.gov.

For the Commission:



Brendan Cagney
Detroit Historic District Commission Staff