

September 29, 2017

**CERTIFICATE OF APPROPRIATENESS**

Sherrell Holmes  
1427 Edison  
Detroit MI 48206

**RE: Application Number 17-5375, 1427 Edison; Boston Edison Historic District**

Dear Ms. Holmes:

Pursuant to Section 5(10) of the Michigan Local Historic District Act, as amended, being MCL 399.205(10), MSA 5-3407(5)(10); Section 25-2-57(b) of the 1984 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 September 29, 2017.

Staff finds the below-listed work appropriate:

- The existing concrete porch slab and steps will be retained. If their condition is too deteriorated, the pouring of a new concrete porch slab and new concrete steps shall be composed of exposed aggregate, tinted gray or finished with a clear clearing compound as not to be "bright white".
- Temporary supports shall be put in place during porch slab repair, demolition/construction so the pediment shall remain in place and not suffer structural damage.
- The remaining existing brick column to the right of the steps shall be retained. The damaged and incorrectly colored brick at the base of the column will be replaced with brick that matches the historic brick in dimension, color and profile.
- The column constructed of orange brick will be dismantled. The column will be rebuilt to match the historic column in location, dimension and design; brick that matches the historic brick in dimension, color and profile shall be used.
- Bricks surrounding the porch base and stepped wing walls shall also match the historic brick. The existing stone (or concrete) wing wall tops shall be reused.
- A historic mortar mix (as it must be softer than contemporary mortar) matching the composition, width, color and profile of the existing mortar joints shall be used.
- All construction shall not extend beyond the existing footprint of the porch and stairs.
- Should the building code require railings, the previous railings can be re-installed and painted black to match its previous condition. If new railings are required, the design shall be submitted for staff review.

as the project meets 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*

# BUILDING PERMIT APPLICATION

CITY OF DETROIT

BUILDINGS, SAFETY ENGINEERING & ENVIRONMENTAL DEPARTMENT  
2 WOODWARD AVENUE, ROOM 409, DETROIT, MICHIGAN 48226

Expedited Plan Review Request (subject to additional fees)

Date: 9/18/17

## Property Information

Address: 1427 Edison Det, MI 48206 Floor: — Suite#: — Stories: 2  
AKA: \_\_\_\_\_ Lot(s): 1 Subdivision: Boston-Edison  
Parcel ID#(s): \_\_\_\_\_ Total Acres: .25 Lot Width: \_\_\_\_\_ Lot Depth: \_\_\_\_\_  
Current Legal Use of Property: Residential Proposed Use: Family living  
Are there any existing buildings or structures on this parcel?  Yes  No

## Project Information

### Permit Type

New  Alteration  Addition  Demolition  Correct Violations  Foundation Only  Temporary Use  
 Change of Use  Other: \_\_\_\_\_  
 Revision to Original Permit #: \_\_\_\_\_ (original permit has been issued and is active)

### Description of Work

 (Describe in detail proposed work and use of property, attach work list)

Rebuilding front back wall of porch, fixing stair wall on left side, painting back to match original back color

MBC use change  No MBC use change

### Included Improvements

 (Check all applicable; these trade areas require separate permit applications)

HVAC/Mechanical  Electrical  Plumbing  Fire Sprinkler System  Fire Alarm

### Structure Type

New Building  Existing Structure  Tenant Space  Garage/Accessory Building  Other \_\_\_\_\_

Size of Structure to be Demolished (LxWxH): \_\_\_\_\_ cubic feet

Construction involves changes to the floor plan? (e.g. interior demolition or constructing new walls)  Yes  No

Use Group: \_\_\_\_\_ Type of Construction (per current MI Bldg Code Table 601): \_\_\_\_\_

### Estimated Cost of Construction

\$ \_\_\_\_\_ By Contractor \$ \_\_\_\_\_ By Department

### Structure Use

Residential-Number of Units: \_\_\_\_\_  Office-Gross Floor Area: \_\_\_\_\_  Industrial-Gross Floor Area: \_\_\_\_\_

Commercial-Gross Floor Area: \_\_\_\_\_  Institutional-Gross Floor Area: \_\_\_\_\_  Other-Gross Floor Area: \_\_\_\_\_

Proposed no. of employees: \_\_\_\_\_ List materials to be stored in the building: \_\_\_\_\_

**PLOT PLAN SHALL BE submitted on separate sheets and shall show all easements and measurements (must be correct and in detail).**

**SHOW ALL streets abutting lot, indicate front of lot, show all buildings, existing and proposed distances to lot lines.**

(Building Permit Application Continues on Next Page)

### FOR BUILDING DEPARTMENT USE ONLY

Intake by: \_\_\_\_\_ Date: \_\_\_\_\_ Fees Due: \_\_\_\_\_ DngBld?  No

### Permit Description

Current Legal Land Use: \_\_\_\_\_ Proposed Use: \_\_\_\_\_

Permit#: \_\_\_\_\_ Date Permit Issued: \_\_\_\_\_ Permit Cost: \$ \_\_\_\_\_

Zoning District: \_\_\_\_\_ Zoning Grant(s): \_\_\_\_\_ Lots Combined?  Yes  No (attach zoning clearance)

Revised Cost (revised permit applications only) Old \$ \_\_\_\_\_ New \$ \_\_\_\_\_

STRUCTURAL: \_\_\_\_\_ DATE: \_\_\_\_\_ NOTES: \_\_\_\_\_

ZONING: \_\_\_\_\_ DATE: \_\_\_\_\_ NOTES: \_\_\_\_\_

OTHER: \_\_\_\_\_ DEPT: \_\_\_\_\_ DATE: \_\_\_\_\_

PERMIT #

HDI, #17-5375 SDW 9/29/17















**Audra Dye - Re: 1427 Edison**

---

**From:** sherrell Holmes <sherrellmorrisholmes@gmail.com>  
**To:** Audra Dye <dyea@detroitmi.gov>  
**Date:** 9/25/2017 11:44 AM  
**Subject:** Re: 1427 Edison

---

I found matching brick from a antique brick yard in highland park. Here are picks top is new bottom is one from the house.







On Wed, Sep 20, 2017 at 4:14 PM Audra Dye <[dyea@detroitmi.gov](mailto:dyea@detroitmi.gov)> wrote:

Good Afternoon,

Upon seeing the true scope of work, as the project has already begun, there are a few issues to be addressed. HDC staff can't approve the brick that is being used. The new brick must match the existing brick not only in dimension and color, but also pattern. Painting it won't match the old brick. An equally important element is the mortar, that must also match the mortar on the house.

Other questions from reviewing the photographs:

--Has one wing wall been rebuilt? It is a different color than the remaining original porch column and different than the orange brick.

--Are the stairs remaining? Why do they look the way they do?

--What happened to the side of the porch near the driveway? How will that be fixed?

In closing, what is being constructed won't be approved. Please submit a corrected scope of work, detailing each component of the project (including the new railings). I've copied one of the city's building inspector's on this email so she can offer guidance on what additional information needs to be provided to the city for review of the construction work related to the porch.

You can submit everything via email. Thank you.

I will be out of the office 9/21 - 9/25. I've copied my colleague Jennifer Ross, on this email should you have questions in my absence.





CITY OF DETROIT  
HISTORIC DISTRICT COMMISSION

65 CADILLAC SQ., SUITE 1300  
DETROIT, MICHIGAN 48226  
PHONE 313-224-6536  
FAX 313-224-1310

July 13, 2006

**CERTIFICATE OF APPROPRIATENESS**

Marko Jovanovic  
17117 W. Nine Mile #1319  
Southfield MI, 48075

**RE: Application Number 06-96; 1427 Edison; Boston Edison Historic District**

Dear Jovanovic:

Pursuant to Section 5(10) of the Michigan Local Historic District Act, as amended, being MCL 399.205(10), MSA 5-3407(5)(10); Section 25-2-57(b) of the 1984 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, which is effective as of July 13, 2006.

The staff finds the work appropriate for the following reasons:

The replacement of the wood windows with new wood windows to match the existing in size, operation and muttin pattern meets "The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings" standard number 6, "Deteriorated historic features shall be repaired 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."

Please retain this Certificate of Appropriateness for your files. You should now proceed to obtain a building permit from the City of Detroit Buildings and Safety Approval by the Detroit Historic District Commission does not waive the applicant's responsibility to comply with any other applicable ordinance or statute. If you have any questions regarding the foregoing, please telephone the Detroit Historic District Commission at 224-6536.

For the Commission:

Susan M. McBride  
Staff  
Detroit Historic District Commission

copy: Shanker Warriar, B&SE