

8/16/22

**NOTICE OF DENIAL**

Kristyn Patterson  
2550 W. Boston  
Detroit, MI 48206

**RE: Application Number 22-7950; 2550 W Boston; Boston-Edison Historic District**

Dear Applicant,

At the Regular Meeting that was held on August 10, 2022, the Detroit Historic District Commission (“DHDC”) reviewed the above-referenced application. Pursuant to Section 5(1) and 9(1) of the Michigan Local Historic District Act, as amended, being MCL 399.205 (1), MCL 399.209 (9) and Sections 21-2-78 and 21-2-80 of the 2019 Detroit City Code; the DHDC hereby issues a Denial for the following work, effective on August 16, 2022, as it will be inappropriate according to the Secretary of Interior’s Standards for Rehabilitation and the district’s Elements of Design:

- *The replacement of wood windows with aluminum-clad wood windows*

The reasons for the denial are a failure to meet the following specific Standards or Elements:

- 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.*
- 5) *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.*
- 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.*

The application may be resubmitted for the Historic District Commission's review when suggested changes have been made that address the cited reasons for denial, if applicable.

Please be advised that, in accordance with MCL 399. 211 and Section 21-2-81 of the 2019 Detroit City Code, an applicant aggrieved by a decision of the DHDC may file an appeal with the State Historic Preservation Review Board. Within sixty (60) days of your receipt of this notice, an appeal may be filed with:

Jon Stuckey, Michigan Department of Attorney General  
2<sup>nd</sup> Floor, G. Mennen Williams Building  
525 West Ottawa Street  
P.O. Box 30754  
Lansing, MI 48909

Phone: 517-335-0665  
E-mail: stuckeyj@michigan.gov

If you have any questions regarding the foregoing, please contact staff at 313-224-1762 or hdc@detroitmi.gov.  
For the Commission:



Daniel Rieden  
Detroit Historic District Commission

# DHDC 22-7950

## APPROVAL DOCUMENT – POST AT WORK LOCATION

CITY OF DETROIT  
HISTORIC DISTRICT COMMISSION

2 WOODWARD, SUITE 808  
DETROIT, MICHIGAN 48226

8/15/22

### CERTIFICATE OF APPROPRIATENESS

Kristyn Patterson  
2550 W. Boston  
Detroit, MI 48206

#### **RE: Application Number 22-7950; 2550 W Boston; Boston-Edison Historic District**

Dear Applicant,

At the Regular Meeting that was held on August 10, 2022, 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, effective on August 16, 2022, as it meets the Secretary of Interior’s Standards for Rehabilitation and the district’s Elements of Design:

- ***Erect rear 6’ rear privacy fence with 8’ height along the rear alley per the attached images and description.***

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

- ***This privacy fence shall be stained or painted, and this choice shall be provided to HDC staff for review and approval before the fence’s installation.***

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:



Daniel Rieden  
Detroit Historic District Commission

THIS IS A 3-PAGE FORM - ALL INFORMATION IS REQUIRED FOR PROJECT REVIEW

# HISTORIC DISTRICT COMMISSION PROJECT REVIEW REQUEST

City of Detroit - Planning & Development Department  
2 Woodward Avenue, Suite 808  
Detroit, Michigan 48226

DATE: \_\_\_\_\_

## PROPERTY INFORMATION

ADDRESS(ES): \_\_\_\_\_ AKA: \_\_\_\_\_

PARCEL ID: \_\_\_\_\_ HISTORIC DISTRICT: \_\_\_\_\_

SCOPE OF WORK: (Check ALL that apply)

<input type="checkbox"/> Windows/ Doors	<input type="checkbox"/> Walls/ Siding	<input type="checkbox"/> Painting	<input type="checkbox"/> Roof/Gutters/ Chimney	<input type="checkbox"/> Porch/Deck/ Balcony	<input type="checkbox"/> Addition
<input type="checkbox"/> Demolition	<input type="checkbox"/> Signage	<input type="checkbox"/> New Building	<input type="checkbox"/> Major Alteration (3+ scope items)	<input type="checkbox"/> Site Improvements (landscape, trees, fences, patios, etc.)	

BRIEF PROJECT DESCRIPTION: \_\_\_\_\_

## APPLICANT IDENTIFICATION

Property Owner/  
Homeowner

Contractor

Tenant or  
Business Occupant

Architect/Engineer/  
Consultant

NAME: \_\_\_\_\_ COMPANY NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_ CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP: \_\_\_\_\_

PHONE: \_\_\_\_\_ MOBILE: \_\_\_\_\_ EMAIL: \_\_\_\_\_

## PROJECT REVIEW REQUEST CHECKLIST

Please attach the following documentation to your request:

**\*PLEASE KEEP FILE SIZE OF ENTIRE SUBMISSION UNDER 30MB\***

**Completed Building Permit Application**  
(highlighted portions only)

**ePLANS Permit Number** (only applicable if you've already  
applied for permits through ePLANS)

**Current Photographs:** Including the front of the building & detailed photographs of the area(s) affected by  
the proposed work. All photographs must be labeled or captioned, e.g. "west wall", "second floor window," etc.

**Description of existing conditions** (including materials and design)

**Description of project** (if replacing any existing material(s), include an explanation as to why  
replacement--rather than repair--of existing and/or construction of new is required)

**Detailed scope of work** (formatted as bulleted list)

**Brochure/cut sheets** for proposed replacement material(s) and/or product(s), as applicable

### NOTE:

Based on the scope of work, additional  
documentation may be required.  
See [www.detroitmi.gov/hdc](http://www.detroitmi.gov/hdc) for scope-  
specific requirements.

Upon receipt of this documentation, staff will review and inform you of the next steps toward obtaining your building permit from the Buildings, Safety Engineering and Environmental Department (BSEtED) to perform the work.

**SUBMIT COMPLETED REQUESTS TO: [HDC@DETROITMI.GOV](mailto:HDC@DETROITMI.GOV)**

# P2 - BUILDING PERMIT APPLICATION

Date: \_\_\_\_\_

## PROPERTY INFORMATION

Address: \_\_\_\_\_ Floor: \_\_\_\_\_ Suite#: \_\_\_\_\_ Stories: \_\_\_\_\_

AKA: \_\_\_\_\_ Lot(s): \_\_\_\_\_ Subdivision: \_\_\_\_\_

Parcel ID#(s): \_\_\_\_\_ Total Acres: \_\_\_\_\_ Lot Width: \_\_\_\_\_ Lot Depth: \_\_\_\_\_

Current Legal Use of Property: \_\_\_\_\_ Proposed Use: \_\_\_\_\_

Are there any existing buildings or structures on this parcel?  Yes  No

## PROJECT INFORMATION

**Permit Type:**  New  Alteration  Addition  Demolition  Correct Violations

Foundation Only  Change of Use  Temporary 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)

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 ft.

Construction involves changes to the floor plan?  Yes  No

(e.g. interior demolition or construction to new walls)

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: \_\_\_\_\_

Permit #: \_\_\_\_\_ 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: \_\_\_\_\_ Date: \_\_\_\_\_ Notes: \_\_\_\_\_



**IDENTIFICATION** (All Fields Required)

**Property Owner/Homeowner**  Property Owner/Homeowner is Permit Applicant

Name: \_\_\_\_\_ Company Name: \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Mobile: \_\_\_\_\_

Driver's License #: \_\_\_\_\_ Email: \_\_\_\_\_

**Contractor**  Contractor is Permit Applicant

Representative Name: \_\_\_\_\_ Company Name: \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Mobile: \_\_\_\_\_ Email: \_\_\_\_\_

City of Detroit License #: \_\_\_\_\_

**TENANT OR BUSINESS OCCUPANT**  Tenant is Permit Applicant

Name: \_\_\_\_\_ Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**ARCHITECT/ENGINEER/CONSULTANT**  Architect/Engineer/Consultant is Permit Applicant


Name: \_\_\_\_\_ State Registration#: \_\_\_\_\_ Expiration Date: \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Mobile: \_\_\_\_\_ Email: \_\_\_\_\_

**HOMEOWNER AFFIDAVIT** (Only required for residential permits obtained by homeowner.)

I hereby certify that I am the legal owner and occupant of the subject property and the work described on this permit application shall be completed by me. I am familiar with the applicable codes and requirements of the City of Detroit and take full responsibility for all code compliance, fees and inspections related to the installation/work herein described. I shall neither hire nor sub-contract to any other person, firm or corporation any portion of the work covered by this building permit.

Print Name: \_\_\_\_\_ Signature:  Date: \_\_\_\_\_  
(Homeowner)

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_ 20 \_\_\_\_ A.D. \_\_\_\_\_ County, Michigan

Signature: \_\_\_\_\_ My Commission Expires: \_\_\_\_\_  
(Notary Public)

**PERMIT APPLICANT SIGNATURE**

I hereby certify that the information on this application is true and correct. I have reviewed all deed restrictions that may apply to this construction and am aware of my responsibility thereunder. I certify that the proposed work is authorized by the owner of the record and I have been authorized to make this application as the property owner(s) authorized agent. Further I agree to conform to all applicable laws and ordinances of jurisdiction. **I am aware that a permit will expire when no inspections are requested and conducted within 180 days of the date of issuance or the date of the previous inspection and that expired permits cannot be**

Print Name: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
(Permit Applicant)

Driver's License #: \_\_\_\_\_ Expiration: \_\_\_\_\_

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_ 20 \_\_\_\_ A.D. \_\_\_\_\_ County, Michigan

Signature: \_\_\_\_\_ My Commission Expires: \_\_\_\_\_  
(Notary Public)

**Section 23a of the state construction code act of 1972, 1972PA230, MCL 125.1523A, prohibits a person from conspiring to circumvent the licensing requirements of this state relating to persons who are to perform work on a residential building or a residential structure. Visitors of Section 23a are subject to civil fines.**

This application can also be completed online. Visit [detroitmi.gov/bseed/elaps](http://detroitmi.gov/bseed/elaps) for more information.



## **Scope of Work - 2550 W. Boston Blvd**

### **Description of existing conditions**

Windows - The current windows are either missing or damaged beyond repair. The window casings were saved therefore all of the wood surrounding each window will be used. Owner proposes replacing all windows with a aluminum clad-wood windows throughout the home. The new windows will replace every window in the house.

Fence – Install a wood fence to follow the outline of the previous fence that is no longer in place. It is assumed the fence was destroyed over time.

### **Description of the project**

Windows - Upon purchasing the home, the majority of the windows were missing and replaced with a clear cover. These clear covers were installed by the city. The remaining windows are damaged beyond repair and deemed unrepairable.

Fence – Install fence to fence in back of property from main street.

### **Detailed scope of proposed work**

- Replace the and install windows that are HDC Commission compliant with the same functionality as the previous windows. The new proposed windows are casement windows with wood interior and aluminum clad exterior.
- Install fence that is HDC Commission compliant. Fence will be 8 feet along the alley way and 6 feet along the sides of the home. See Scope of Work document

**From:** [Kristyn Patterson](#)  
**To:** [Historic District Commission \(Staff\)](#)  
**Cc:** [Dan Rieden](#)  
**Subject:** Re: [EXTERNAL] 2550 W Boston application  
**Date:** Thursday, July 21, 2022 10:51:55 AM  
**Attachments:** [windoow doc scope 2550.docx](#)

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**This Message Is From an External Sender**

ATTENTION: This email was sent from an external source. Please be extra cautious when opening attachments or clicking links.

Hello,

Please see my comments below in black. Attached is a document with all of the updates. Please let me know if there is anything needed. I can for sure knock it out today. Thank you for all of your guidance.

Kris

773.551.0027

On Jul 19, 2022, at 11:17 AM, Historic District Commission (Staff) <[hdc@detroitmi.gov](mailto:hdc@detroitmi.gov)> wrote:

PORCH: I would like to remove this from the proposal. Is that possible at this time?

- Detailed, close-up photos of the existing porch. Since you are proposing to replace to match existing, we will need an elevation drawing and plan view to show existing conditions with dimensions and material labels. Dimensioned photographs confirming all existing details may suffice.
- If new brick is needed, please submit a photo of the brick that will be used, confirming that it will match color, dimension, and pattern.
- Specify the mortar mix to be used (a historic mortar mix must be used; off the shelf mixes can not be used)

FRONT WALK – FENCE

- A dimensioned site plan showing the placement of the fence and rebuilt from walkway.
- Label each side of fence with height (8' high is only allowed at the rear/alley; side yard fence is a maximum 6' height). Identify location of gate. Photo of gate design is also needed. Completed in Scope of Exterior Work doc

WINDOWS

- Submit manufacturer brochure for selected vinyl windows. Submitted already. The document labeled W2500 Window orientation and W5500 cladwood casement.

- Expand the narrative to explain why the existing door frames at the first floor can't be repaired and reused (with new glass above). It appears that only one full set of doors is missing. These openings are distinctive character-defining features of the house, so replacing these frames/doors with fixed vinyl windows will be very difficult to get approved due to the extent of the architectural/visual change to the house. Completed in Scope of Exterior Work doc
- Please explain if wood windows, with simulated divided-light muntins were considered, as they would more closely match what had been there previously. Additionally, it appears that some original/historic window sash remain in place. Completed in Scope of Exterior Work doc

#### PHOTOS

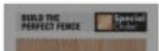
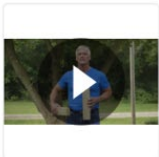
Submit all photographs used with this application as independent jpeg files.

Please submit the above information by end of day Thursday, July 21. Thank you!



## 6 ft. H x 8 ft. W Spruce Pine Fir Dog-Ear Fence Panel

★★★★★ (97) [Questions & Answers \(25\)](#)



4. The Commission commonly asks that a fence be painted or stained. What finishing material are you using for the fence? Please provide a product sheet for this material.

I didn't intend to stain the fence therefore the color you see above will be the final color unless the Commission proposes a different color. I will certainly oblige.

5. Did you have a professional window expert assess the conditions of the windows? If so, please provide a letter from their assessment.

I attached the letter to the original application I thought. It will also be attached here.

6. The photos of the interior and exterior conditions of the windows are incomplete. We received 8 photos. Two of these photos are duplicate and most windows being proposed to be replaced are missing. We need to have each photo labeled so we know where each window is located. You can bring these photos into a single document that clearly indicates the locations, and the interior and exterior conditions for each window proposed for replacement.

I included exterior photos. Will they suffice?

I do not have interior pictures at the moment however I return in town on Monday evening and can provide them end of day Monday.

7. Please highlight on the window order document that you submitted the manufacturer of the windows, the material of the windows and whether the grille patterns are simulated divided light, true divided light or grilles between the glass.

The manufacturer of the windows will be Jeld-wen. I've highlighted the grille patterns in yellow. The grilles are between the glass.

8. There are two brochures from Jeld-wen glass but the models in the title of the document, "W-2500 ACWood Windows" and the file name, "w5500cladwood" does not match. Which of these two brochures are you using? Which option items in the brochure are you ordering for the windows? Please circle the options you are proposing to use and indicate their locations on the house (these items do not appear to match the window order).

I am using the w2500 cladwood brochure.

Kris

On Jul 26, 2022, at 1:50 PM, Dan Rieden <[riedenda@detroitmi.gov](mailto:riedenda@detroitmi.gov)> wrote:

## Fence scope of work

Fence will end at the circled mark where the previous fence ended





Fence will follow the arrow along Lynwood St.











