

**STAFF REPORT: 9-08-2021 MEETING**

**APPLICATION NUMBER: #21-7393**

**VIOLATION NUMBER: #378**

**ADDRESS: 2071 LONGFELLOW**

**HISTORIC DISTRICT: BOSTON-EDISON**

**APPLICANT: DELIA WELLS**

**PROPERTY OWNER: DELIA WELLS**

**DATE OF PROVISIONALLY COMPLETE APPLICATION: 7/1/2021**

**DATE OF STAFF SITE VISIT: 7/22/21**

**PREPARED BY: D. RIEDEN**

**SCOPE: PAINTING OF PREVIOUSLY PAINTED MASONRY (WORK DONE WITHOUT PERMIT)**

### **EXISTING CONDITIONS**

Constructed in 1921, this two-story house located at 2071 Longfellow was classified as 20<sup>th</sup> Century in its designation. Centered on a midblock lot, the symmetrical building's footprint is roughly square. Dormers and multiple-paned windows dominate the front elevation, with the asymmetrical 2<sup>nd</sup> story resting above the brick-columned entrance on a raised porch. The solid auburn brick walls with narrow mortar joints creates a solid material effect and offers a contrast in color to the formal light-colored trim and cast-stone belt course. A single-step concrete walkway bisects the front lawn. Foundation plantings line the porch brick wall.

The existing condition of the house today shows that the applicant has near completion of painting the wood paneling on the 2<sup>nd</sup> and 3<sup>rd</sup> floors, porch ceiling and cornice, and the inner part of the front door as previously approved by the HDC for the front elevation. Masonry painted areas remain red (and faded red) or black in previously painted areas that include: window sills (black), porch capstone and steps (black), brick interior window openings (partially or wholly painted black), brick relief detailing on 2<sup>nd</sup> floor (red), porch columns (red).



*Site Photo 1: Staff photo July 22, 2021*



*Site Photo 2 Applicant photo: Oct. 16, 2020*

Here is a timeline of events that have transpired since the last HDC review of this property, on November 12, 2020:

- November 18, 2020 HDC Staff issued a Notice of Denial for painting on masonry, painting with colors gumball red and white. HDC Staff issued a COA for front porch light fixture replacement and for application of black paint to porch ceiling/cornice, window trim, rear door trim, garage doors/trim/entablature/soffit with conditions regarding paint removal on masonry surfaces and final proposals for areas to be painted.
- March 1, 2021 HDC Staff met with applicant via Zoom for question and answer session

- March 11, 2021 HDC Staff received application for paint removal and paint correction on front elevation wood panels, inner part of front door and front porch ceiling, according to Color System C. Staff issued a staff-approvable COA for stated work.
- June 28, 2021 HDC Staff received applicant’s description of work to remove paint. See applicant description of effort below.
- July 1, 2021- today HDC Staff received application and updates to current application as presented.



Aerial of Parcel 08002947. 2071 Longfellow



Designation Photo 1974

**PAINT REMOVAL ATTEMPTS**

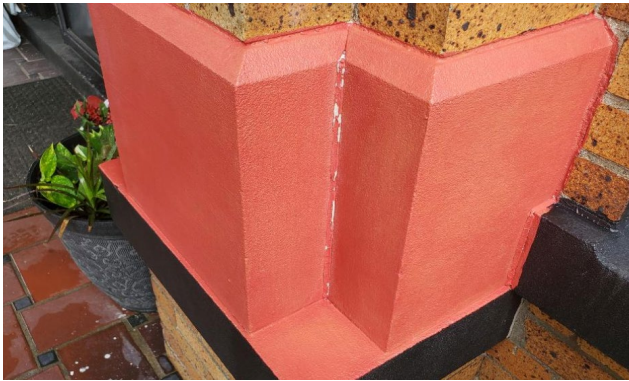
The owner has attempted to remove the paint both from the brick and from the stone masonry (ie., referred to as “concrete” in the following letters) of the front porch. Here is a partial description of their effort, including photos, in the applicant’s words:

*EXCERPT FROM 6/28/21 LETTER:*

*I am following up with you to let you know where I am at in the process of removing the paint on the concrete, and adding the “cream” color that was approved for specific areas. During spring and up until now I was working on making these two changes so here is where I am at today.*

*I used the entire container of Sure Klean Heavy Duty Paint Stripper. I applied the stripper on May 16<sup>th</sup>, May 23<sup>rd</sup>, May 30<sup>th</sup>, June 5<sup>th</sup>, June 19<sup>th</sup>, and June 26<sup>th</sup>. From my observations, the paint stripper slightly lightened the paint color however no paint was removed. Here are some recent pictures of the areas that I took today for your review.*





*EXCERPT FROM 7/29/21 LETTER:*

*I want it to be known that I did attempt to remove the paint off the other area of the house, the area where the brick is an orange like color. The directions recommended that I test an area first, so I did. After applying the recommended paint stripper, I noticed how the stripper damaged the surface of the brick so I did not use it anymore on those areas. Here is a picture, and then a closer up picture of that same area that I applied the paint stripper to. This area is left of the three dining room windows.*



*Some areas of the concrete around the windows were painted black because other paint from prior paintings were there. For example, white paint along the front windows and side windows were on the brick. To have a better appearance, the concrete that had white paint were painted black to give a uniform look. Here are two pictures to demonstrate what I am describing. The first picture is a living room window on the side of the house and the second is three living room windows on the front of the house.*



## **PROPOSAL**

After several attempts for paint removal and seeing little to no improvement and potential damage to the masonry, the applicant seeks to paint over already painted masonry and continue to paint unpainted masonry where a partial paint area has occurred to achieve visual balance. Specifically, the applicant seeks the Commission's approval of the following work items:

### **Detailed Scope of Work**

#### **A. General**

- a. All paints are proposed to be Sherwin Williams' Loxon exterior paint for masonry/concrete. The applicant states that this Loxon product is breathable, self-cleaning, weather-resistant and inhibits the growth of mold and mildew. The sheen is flat.
- b. For all **cast-stone painted surfaces**, the applicant proposes to use one of the following colors, which are meant to best match existing cast-stone color. (See applicant's attached July 28<sup>th</sup> letter for color samples):
  - i. SW 7631 "City Loft"
  - ii. SW 9173 "Shiitake"
  - iii. SW 7050 "Useful Gray"
  - iv. SW 7051 "Analytical Gray"
  - v. SW 7647 "Crushed Ice"
  - vi. SW 7648 "Big Chill"
- c. For all **brick painted surfaces** surrounding windows, applicant seeks to either continue use of black paint to complete the surround of unfinished windows OR paint over black paint and

continue the unpainted areas with one of the following colors, which are meant to best match existing brick color:

- i. SW 6380 “Humble Gold”
  - ii. SW 9012 “Polvo de Oro”
  - iii. SW 6361 “Autumnal”
  - iv. SW 9011 “Sun Bleached Ochre”
  - v. SW 6353 “Chivalry Copper”
  - vi. SW 9006 “Rojo Dust”
  - vii. SW 6375 “Honeycomb”
  - viii. SW 6339 “Persimmon”
- d. Except where noted above, no masonry or brick is proposed for additional painting.

**B. Front Elevation – Paint**

- Elements that are already painted red (*Red Gumball*) include the following:
  - Porch brick pillar cast stone bases and capstones
  - Cast planters
  - Brick relief corners surrounding central windows on second floor
- Elements that are already painted black (*Black Onyx*) include the following:
  - Window sills and window brick inside edge
  - Porch wall cast-stone capstone

**C. Side Elevations - Paint**

- Elements that are already painted black (*Black Onyx*) include the following:
  - Window cast-stone sills and window brick inside edge (West elevation only)

**D. Rear Elevation - Paint**

- Elements that are already painted red (*Red Gumball*) include the following:
  - Cast planters
- Elements that are already painted black (*Black Onyx*) include the following:
  - Window sills and window brick inside edge
  - Cast-stone rear porch capstone



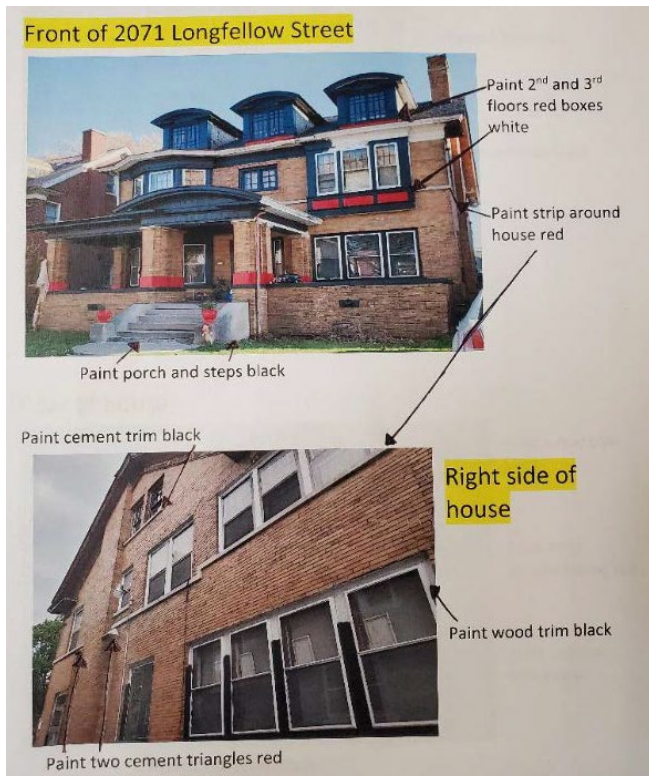


Figure 1 Front and Right elevations by Applicant

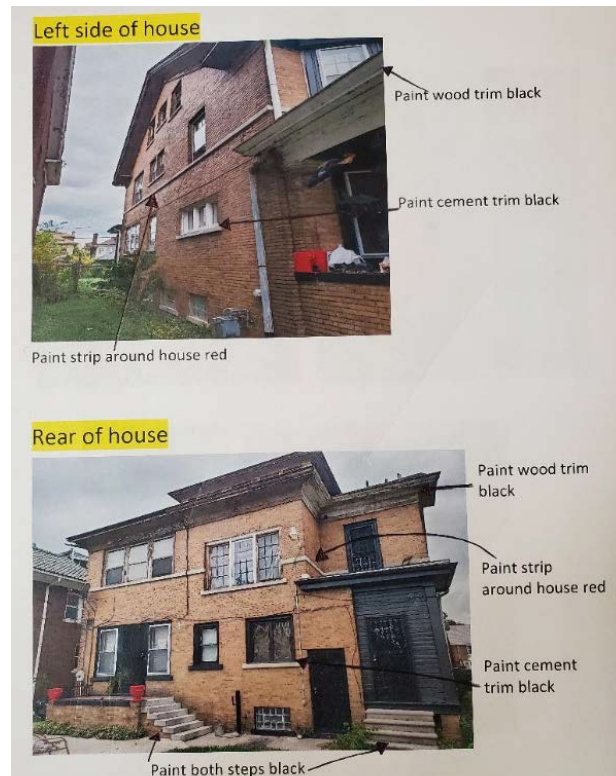


Figure 2 Left and Rear Elevations by Applicant

## STAFF OBSERVATIONS AND RESEARCH

- The cast planters in the front and rear of the house were not captured in the designation photo, and do not appear to character defining features of the house.
- As per the Secretary of the Interior Standards, “applying paint or other coatings such as stucco to masonry that has been historically unpainted or uncoated to create a new appearance” **is not recommended** <https://www.nps.gov/tps/standards/rehabilitation/rehab/masonry01.htm>
- The material belt course around the house, windowsills and capstones of the porch brick pillars or porch walls were not confirmed as cast stone or concrete. The owner has noted that this material is concrete, but the painting of these elements did not allow for staff’s confirmation of their materiality. Staff observes that both stone trim and concrete are commonly used as contrast to brick surfaces in this district:
  - Sec. 25-2-126 d-7 *Relationship of Materials*: “Stone trim is common. Wood is almost universally used for window frames and other functional trim and is used in many examples for all trim.”
  - Sec. 25-2-126 d-8 *Relationship of Textures*: “The most common relationship of textures in the district is that of a low-relief pattern of mortar joints in brick contrasted with the smooth surface of wood or stone trim. There are a few houses with rough or rusticated stone surfaces. The use of stucco or concrete, with or without half-timbering, as a contrast to brick surfaces, is not unusual.”
- The Boston Edison District’s Elements of Design, describes that concrete elements usually remain in their natural state or painted in a shade of cream:
  - Sec. 25-2-126 d-9 *Relationship of Colors*: “Natural brick colors (such as red, yellow, brown, buff) predominate in wall surfaces. Natural stone colors also exist. Where stucco or concrete exists, it usually remains in its natural state, or is painted in a shade of cream...”
  - Staff understands that the applicant is attempting to match the natural color of the cast-stone or brick to remediate the many attempts to remove the paint from these surfaces.
- This property was identified as 20<sup>th</sup> Century Composite in its designation, which allows for color systems C,D,E, and F. The following paint colors in this application shall conform to these color systems:

- Black (Color System C and E, Color No. B:19) is permissible as a use for Trim (cornice, eave, fascia, frieze, brackets, belt course) to contrast Body Color and use for Window Sash to match Trim.

## ISSUES

- The Elements of Design (Sec. 25-2-126 d-9) do indicate instances of painted stone or concrete in crème tones within the district. However, the National Park Service’s “Illustrated Guidelines for Rehabilitation Historic Buildings” (<https://www.nps.gov/tps/standards/rehabilitation/rehab/index.htm>) **does not** recommend “applying paint or other coatings such as stucco to masonry that **has been historically unpainted or uncoated to create a new appearance.**” It is staff’s opinion that the painting of unpainted masonry elements at the home **does not** meet the Standards, in particular Standard #2:
  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.*
 Therefore, staff would not recommend continual painting of unpainted brick surfaces as proposed.
- As the applicant has shown efforts to remove paint from both cast-stone and brick surfaces, Staff recommends that repainting already painted cast-stone and brick surfaces to one of the applicant’s proposed paint colors that attempts to match existing color of the masonry is an appropriate response. However, from the list of colors listed in the application, Staff recommends that applicant strike the following colors from the approvable list of colors as they do not appear to match the material as proposed:
  - SW 6380 “Humble Gold”
  - SW 9012 “Polvo de Oro”
  - SW 9006 “Rojo Dust”
  - SW 6375 “Honeycomb”
  - SW 6339 “Persimmon”
- The applicant’s choice of the base paint, with a flat sheen, is appropriate.

## RECOMMENDATION

### Section 21-2-78, Determination of Historic District Commission

HDC staff recommends the Commission issue a Certificate of Appropriateness for the proposed painting with the condition that no additional painting on masonry (ie., cast stone, brick, etc) be executed. As previously noted, the NPS Guidelines do not recommend painting of unpainted masonry, but staff believes this to be a reasonable solution in the present case. Also, the Elements of Design for the district notes that natural colors predominate within the district.

HDC staff recommends the Commission issue an approval for the below work items because they meet the Secretary of the Interior’s Standards for Rehabilitation and conform to the Elements of Design for the Boston Edison Historic District:

- For all **cast-stone, previously painted surfaces**, apply one color choice, confirmed by HDC Staff.
- For all **brick, previously painted surfaces**, apply one color choice, confirmed by HDC Staff.

However, staff recommends that the Commission issue this Certificate of Appropriateness with the following conditions:

- No additional paint be applied to unpainted masonry surfaces (ie., cast-stone, brick, etc.).
- Verify with HDC Staff final paint color choice and product prior to application.

November 18, 2020

**NOTICE OF DENIAL**

Delia Wells  
2071 Longfellow  
Detroit, MI 48206

**RE: Application Number 20-6931; 2071 Longfellow; Boston Edison Historic District**

Dear Ms. Wells:

At the regular meeting that was held on November 12, 2020, the Detroit Historic District (“Commission”) reviewed the above-referenced application for building permit. Pursuant to Section 21-2-80 of the 2019 Detroit City Code, the Commission hereby issues a **Notice of Denial for the below outlined items** which is effective as of November 18, 2020. Specifically, the Commission reviewed the permit for **the below-described work**, and determined that it *does not* qualify for a Certificate of Appropriateness because it does not meet the Secretary of the Interior Standards for Rehabilitation, Standards #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 property shall be preserved,* 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:*

- Painting masonry
- Painting with colors gumball red and white

Please note that the above-described work associated with application #20-6931 represents a violation of Detroit City Code. If you have not corrected the violation in a matter that meets the Secretary of the Interior Standards for Rehabilitation on or before October 31, 2021, the Detroit Buildings, Safety Engineering and Environmental Department (BSEED) will resume enforcement action on the denied work items.



Please be advised that a permit applicant that is aggrieved by a decision of the Detroit Historic District Commission concerning a permit application may file an appeal with the Michigan Department of Attorney General. 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  
P: 517-335-0665  
F: 517-335-3088  
Email: [stuckeyj@michigan.gov](mailto:stuckeyj@michigan.gov)

If you have any questions regarding the foregoing, please contact Taylor Leonard, Counsel for the Commission at (313) 237-3006.

For the Commission:



Daniel Rieden  
Staff  
Detroit Historic District Commission

November 18, 2020

**CERTIFICATE OF APPROPRIATENESS**

Delia Wells  
2071 Longfellow  
Detroit, MI 48206

**RE: Application Number 20-6931; 2071 Longfellow; Boston Edison Historic District**

Dear Ms. Wells:

At the regular scheduled meeting that was held on November 12, 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 November 18, 2020.

The Commission issued a Certificate of Appropriateness for the following work items because they meet the Secretary of Interior’s Standards for Rehabilitation.

**Exterior Work**

- Replacement of front porch light fixture
- Application of black paint at the porch ceiling/cornice, window trim, rear door trim, garage doors/trim/entablature/soffit

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

- The cleaning/removal of paint from any painted masonry surface: Cleaning of the painted masonry shall be done using the gentlest means possible. In areas where repointing is necessary, mortar should match existing historic mortar in color, texture, strength, and joint tooling as proposed. If replacement of masonry is necessary due to severe deterioration, the replacement masonry shall match the existing in material, size, color, and texture.
- The applicant shall provide HDC with the final paint specifications/proposal for the areas to be painted, cleaned of paint, replaced due to deterioration, or repointing as approved by the Commission via the issuance of this COA. Staff shall be afforded the opportunity to review and approve this submission prior to the issuance of the permit.

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.

For the Commission:



Daniel Rieden  
Staff  
Detroit Historic District Commission

March 11, 2021

**CERTIFICATE OF APPROPRIATENESS**

Delia Wells  
2071 Longfellow  
Detroit, MI 48206

**RE: Application Number 20-6931; 2071 Longfellow; Boston Edison Historic District**

Dear Ms. Wells:

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), effective as of March 11, 2021.

Staff finds the exterior work as per the attached drawings, narrative scope, and below-outlined work items meet the defined Elements of Design for the Boston Edison Historic District and the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (36 CFR Part 67):

**Exterior Work**

- Removal of paint on masonry per attached prescribed method.
- Repainting exterior with C:4 and/or C:5 Yellowish White, according to Color System C on wood surface locations that include: currently red painted wood panels beneath each set of first elevation windows on 2<sup>nd</sup> and 3<sup>rd</sup> floors, inner part of front door, and front porch ceiling.

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.

For the Commission:



Daniel Rieden  
Staff  
Detroit Historic District Commission



March 9, 2021

Detroit Historic Preservation Team  
Daniel Rieden, Lead Landscape Architect  
Coleman A. Young Municipal Center  
2 Woodward Avenue, Suite 808  
Detroit, MI 48226

RE: Plan for Painting  
**2071 Longfellow Street, Detroit, MI 48206**

Dear Daniel Rieden:

I hope that this message finds you well. I am following up with you after our Zoom call on Monday, March 1, 2021. Thank you and Ann Phillips for the advice and support. I really appreciate your guidance.

From Ann Phillips' recommendation, I found a distributor who sold the Prosoco heavy duty paint stripper by Sure Kleen and purchased one gallon. The distributor provided me with a four-page product data sheet that is helpful. Please see the product picture below.



Once I am given approval, I will apply the paint stripper as written from the information the Detroit Historic Commission provided. I will start from the bottom, applying the paint remover with a brush or roller. I will leave the paint remover on the surface until the paint is obviously lifted or dissolved. I will then thoroughly rinse the remover from the surface.

I would like approval to change the color of the paint for the wood rectangular boxes that are on the 2<sup>nd</sup> and 3<sup>rd</sup> floors which are currently painted red, to cream? For the second floor, three boxes are on the left, and three boxes are on the right. For the third floor, one rectangular box is on the bottom of each dormer. Please see the pictures below that show the red rectangular boxes on the 2<sup>nd</sup> and 3<sup>rd</sup> floors.



From the Color System C that was provided to me, C:4 Yellowish White and C:5 Yellowish White are closest to the color cream. My plan is to go to Home Depot with these two colors and have them match as closely to one of these two colors. Moreover, I wish to use the same cream color to paint the inner part of the front door the cream color (to give the door contrast) and change the porch ceiling color from black to the same cream (to brighten the area). Please see the pictures below that show the front door and the porch ceiling which are both wooden.



I anticipate needing to keep you abreast of my progress using the paint remover. I am concerned about the appearance of the stone once the paint remover is applied and the paint is removed from the concrete. My primary focus is to start using the paint remover as soon as the weather is consistently 50 degrees Fahrenheit (this is the temperature that this product recommends).

Thank you for your time and consideration. Please contact me at [hightow5@yahoo.com](mailto:hightow5@yahoo.com) with any questions.

Wells, Delia  
2071 Longfellow Street  
Detroit, MI 48206















# HISTORIC DISTRICT COMMISSION PROJECT REVIEW REQUEST

CITY OF DETROIT  
PLANNING & DEVELOPMENT DEPARTMENT  
2 WOODWARD AVENUE, ROOM 808, DETROIT, MI 48226

DATE: 7/1/21

## PROPERTY INFORMATION

ADDRESS: 2071 Longfellow Street AKA: \_\_\_\_\_

HISTORIC DISTRICT: Boston-Edison

SCOPE OF WORK:  Windows/Doors  Roof/Gutters/Chimney  Porch/Deck  Landscape/Fence/Tree/Park  General Rehab  
(Check ALL that apply)  New Construction  Demolition  Addition  Other: Paint

## APPLICANT IDENTIFICATION

Property Owner/Homeowner  Contractor  Tenant or Business Occupant  Architect/Engineer/Consultant

NAME: Wells, Delia COMPANY NAME: \_\_\_\_\_

ADDRESS: 2071 Longfellow Street CITY: Detroit STATE: MI ZIP: 48206

PHONE: (248) 914-3675 MOBILE: Same EMAIL: hightow5@yahoo.com

## PROJECT REVIEW REQUEST CHECKLIST

Please attach the following documentation to your request:

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

- Photographs of ALL sides of existing building or site
- Detailed photographs of location of proposed work (photographs to show existing condition(s), design, color, & material)
- 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 (BSEED) to perform the work.

SUBMIT COMPLETED REQUESTS TO **HDC@DETROITMI.GOV**

July 28, 2021

Detroit Historic Preservation Team  
Daniel Rieden, Lead Landscape Architect  
Coleman A. Young Municipal Center  
2 Woodward Avenue, Suite 808  
Detroit, MI 48226

RE: Paint  
2071 Longfellow Street, Detroit, MI 48206

This is a follow up to our telephone conversation today, July 29, 2021. I want it to be known that I did attempt to remove the paint off the other area of the house, the area where the brick is an orange like color. The directions recommended that I test an area first, so I did. After applying the recommended paint stripper, I noticed how the stripper damaged the surface of the brick so I did not use it anymore on those areas. Here is a picture, and then a closer up picture of that same area that I applied the paint stripper to. This area is left of the three dining room windows.

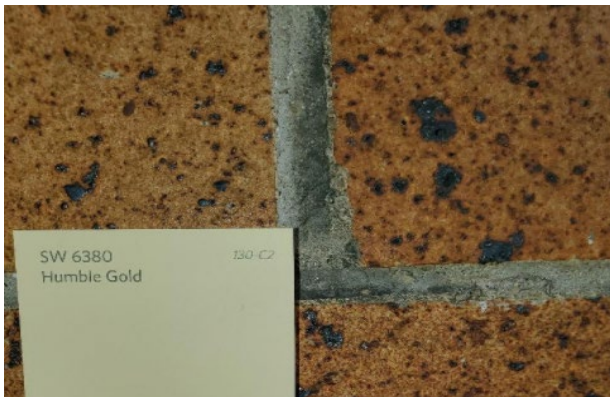




Some areas of the concrete around the windows were painted black because other paint from prior paintings were there. For example, white paint along the front windows and side windows were on the brick. To have a better appearance, the concrete that had white paint were painted black to give a uniform look. Here are two pictures to demonstrate what I am describing. The first picture is a living room window on the side of the house and the second is three living room windows on the front of the house.



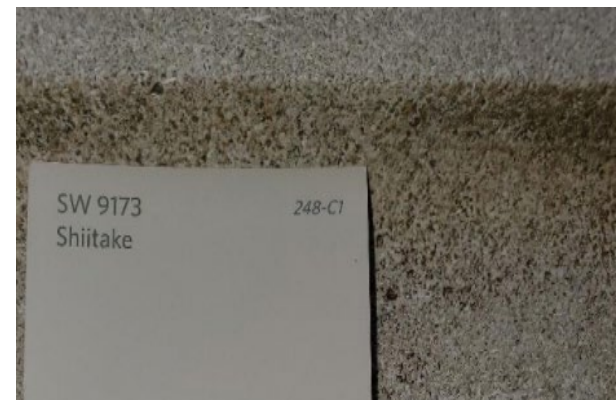
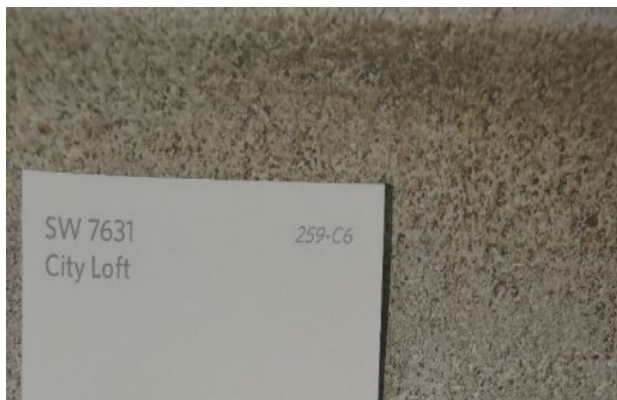
I know that the brick that is painted black, a more uniform color matching the brick is required so I did the Sherwin Williams color match online to find colors that match the brick. I went to Sherwin Williams tonight and was able to obtain eight color samples that would be available in the Loxon breathable paint for masonry/concrete. Here are pictures of those samples which I place next to the brick.

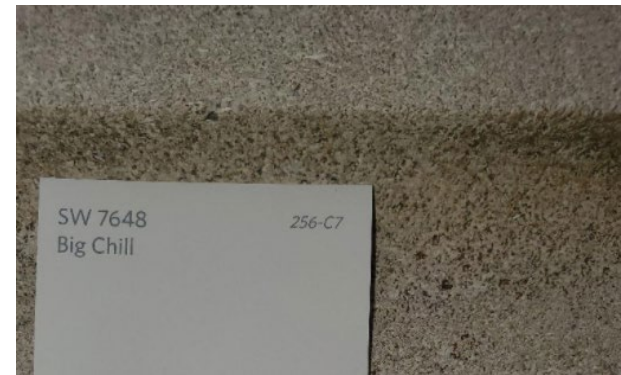
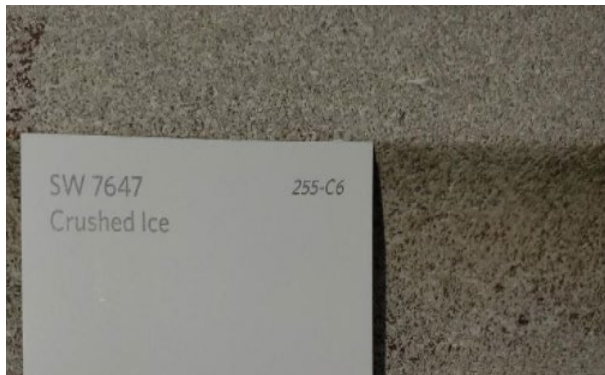
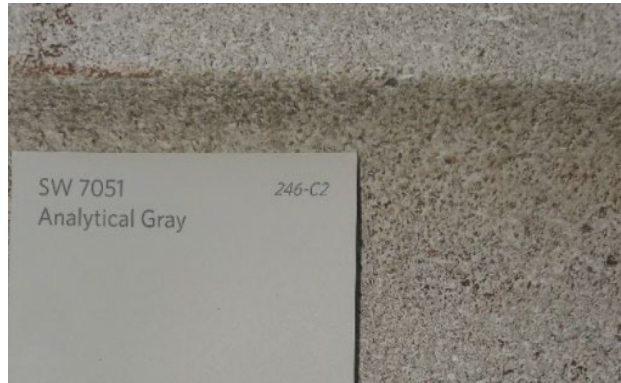
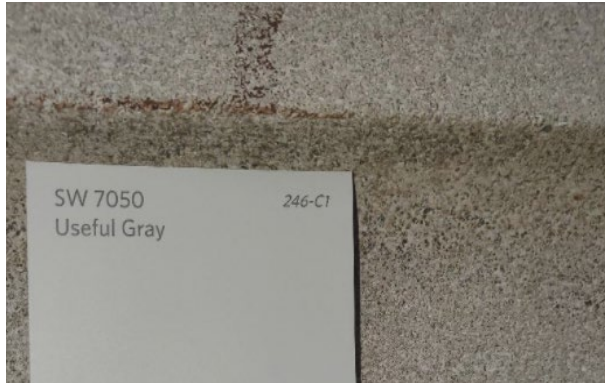






I know that you asked me to take photographs of the color samples for the masonry/concrete to be taken next to the concrete. The Sherwin Williams store had six color samples in the store that I could take. Here are the photos that I took. Also, as written in my prior letter dated 7/28/21, all of these colors are available in the Loxon breathable paint.





From our conversation I understand that all of the masonry that was painted including the capstone and window-sills have to be addressed. I attempted multiple times over a period of two months to remove the paint but was unsuccessful. In that process I suffered with my skin being literally burnt off by the paint stripper on my chest, right arm and right thigh. At this point, I am requesting to paint those areas a color that will get them as close back to their natural state. The brand that I am proposing to use is Loxon which is a brand sold by Sherwin Williams. The Loxon paint is an exterior paint for masonry/concrete which is breathable, self-cleaning, weather-resistant, and inhibits the growth of mold and mildew. The sheen is flat which helps to hide surface imperfections.

Please contact me if you need more information. Thank you.

Delia Wells  
2071 Longfellow Street  
Detroit, MI 48206  
Phone (248) 914-3675

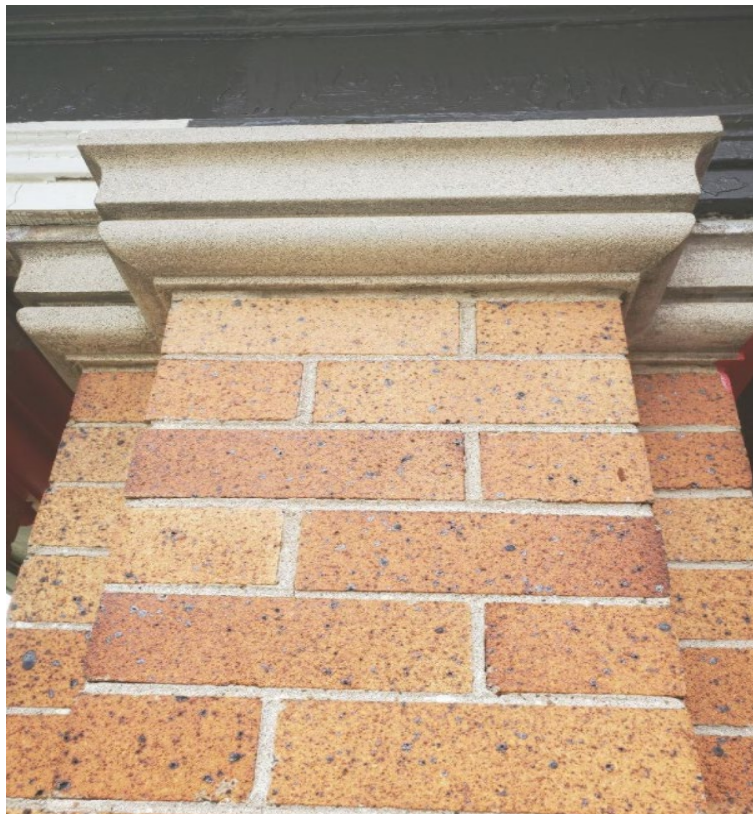


July 22, 2021

Detroit Historic Preservation Team  
Daniel Rieden, Lead Landscape Architect  
Coleman A. Young Municipal Center  
2 Woodward Avenue, Suite 808  
Detroit, MI 48226

RE: Paint  
2071 Longfellow Street, Detroit, MI 48206

I hope that this message finds you well. This is a follow up to our telephone conversation regarding requesting to paint the concrete. I physically went to Sherwin Williams and Home Depot to try to match the brick as close as possible to an available color. Overall, I have found that the breathable paint is only available through Sherwin Williams and it has to be custom ordered. The Loxon brand is not stocked in the Sherwin Williams store however it can be ordered in the store or online. Sherwin Williams offers a paint match online and that is how I came to pick the color that I did. When uploading a photograph, their system picks many matching colors however all colors are not available to be picked for the Loxon brand which is a special brand that includes the breathable mixture. So after all of this, this is what I have picked and here is a recent picture of the brick.



## [LOXON Self-Cleaning Acrylic Coating | SherwinWilliams \(sherwin-williams.com\)](https://www.sherwin-williams.com)







### LOXON Self-Cleaning Acrylic Coating

★★★★★

1 Reviews | [Write a Review](#)

Loxon® Self-Cleaning Acrylic Coating is engineered to keep properties looking fresh and attractive with a self-cleaning formula that sheds dirt with rainwater or water contact. With advanced durability, water-shedding, water repellency and dirt pick-upresistance, this high-performance coating helps avoid costly repaints and extensive cleaning — without sacrificing aesthetics.

Color	Options	Price
 SW 9166 Drift of Mist <a href="#">Remove Color</a>	Container Size: <input type="text" value="1 Gallon"/>   Sheen: <input type="text" value="Flat"/>  Base: Extra White <a href="#">Change Base</a>	<a href="#">Sign In</a> to order online  Sales Number: 6510-28284 Product Number: LX13W0051
Actual color may vary from on-screen representation. <a href="#">Details</a>	Your options may be adjusted based on color selection.	

All prices displayed are for U.S. Sherwin-Williams locations and are in U.S. Dollars. Prices do not include taxes or other fees as applicable.

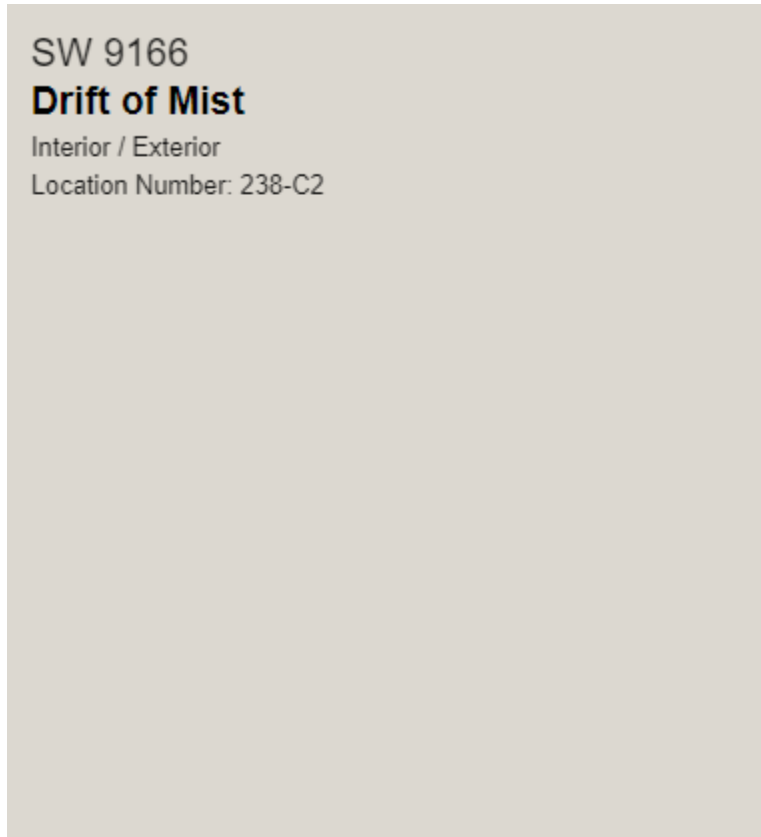


### Product Details

- Specifically engineered exterior formula helps prevent dirt from clinging to the paint film.
- Excellent weathering protection including resistance to UV, alkalinity, efflorescence and chalking.
- Resistance to wind-driven rain.
- Breathable paint reduces the potential for blistering and coating failure.
- Excellent protection over bare or previously coated concrete, stucco, EIFS, masonry and cement board.
- Mildew-resistant formula contains agents that inhibit the growth of mold and mildew on the surface of the coating film.
- Attractive flat sheen that can be tinted to a wide range of colors.
- Meets the most stringent VOC regulations with <50 g/L VOC.
- Apply directly to fresh concrete (at least 7 days old).
- Can be applied down to 35°F.

This is a breathable paint and the color match is close to the color of the existing brick. The color is Sherwin Williams SW 9166, Drift of Mist. Here is a larger picture of the color.

[Drift of Mist SW 9166 - Neutral Paint Color - Sherwin-Williams](#)



Please feel free to contact me if you need more information. Thank you for your time and assistance. Be well.

Delia Wells  
2071 Longfellow Street  
Detroit, MI 48206  
Phone (248) 914-3675

July 28, 2021

Detroit Historic Preservation Team  
Daniel Rieden, Lead Landscape Architect  
Coleman A. Young Municipal Center  
2 Woodward Avenue, Suite 808  
Detroit, MI 48226

RE: Paint  
2071 Longfellow Street, Detroit, MI 48206

This is a follow up to your email dated 7/28/21 regarding the color that I selected. Using the Sherwin Williams online color match, numerous colors were identified by the color match. Here is a list of just twenty-five of those colors:

#	COLOR	SW COLOR CODE	AVAILABLE IN LOXON PAINT
1	Analytical Gray	SW 7051	Yes
2	Crushed Ice	SW 7647	Yes
3	Skipping Rocks	SW 9551	No
4	Big Chill	SW 7648	Yes
5	Solstice	SW 9571	No
6	City Loft	SW 7631	Yes
7	Green Glimpse	SW 9676	No
8	Rarified Air	SW 6525	Yes
9	Glacier Bay	SW 9626	No
10	Mortar	SW 9584	No
11	Cold Foam	SW 9504	No
12	Shiitake	SW 9173	Yes
13	Khaki Shade	SW 7533	Yes
14	Avenue Tan	SW 7543	Yes
15	Useful Gray	SW 7050	Yes
16	Pearly White	SW 7009	Yes
17	White Sand	SW 9582	No
18	Origami White	SW 7636	Yes
19	Taupe of the Morning	SW 9590	No
20	Sand Beach	SW 7529	Yes
21	High Sierra	SW 9588	No
22	Grey Heron	SW 9566	No
23	Guild Grey	SW 9561	No
24	Frosty White	SW 6196	Yes
25	Winsome Grey	SW 9624	No

Out of those twenty-five Sherwin Williams matched colors, thirteen are available to be used in the Loxon paint. Here is what they look like next to the stone on the pillar.

A picture of the pillar.



A closer picture of the stone on the pillar.

#	COLOR	CODE	SHERWIN WILLIAMS COLOR MATCHES	PICTURE OF STONE
1	Analytical Gray	SW 7051	 <p>SW 7051 Analytical Gray</p>	
2	Crushed Ice	SW 7647	 <p>SW 7647 Crushed Ice</p>	
3	Big Chill	SW 7648	 <p>SW 7648 Big Chill</p>	
4	City Loft	SW 7631	 <p>SW 7631 City Loft</p>	
5	Rarified Air	SW 6525	 <p>SW 6525 Rarified Air</p>	



6	Shiitake	SW 9173	SW 9173 Shiitake	
7	Khaki Shade	SW 7533	SW 7533 Khaki Shade	
8	Avenue Tan	SW 7543	SW 7543 Avenue Tan	
9	Useful Gray	SW 7050	SW 7050 Useful Gray	
10	Pearly White	SW 7009	SW 7009 Pearly White	
11	Origami White	SW 7636	SW 7636 Origami White	
12	Sand Beach	SW 7529	SW 7529 Sand Beach	
13	Frosty White	SW 6196	SW 6196 Frosty White	

From the Sherwin Williams color matches above, the colors mainly include beige, gray and white. This is a blend because the brick is really discolored and includes all these colors. You can see many of the colors above in the brick and it is a matter of just selecting one of them that can most match what the stone looks like or if you are trying to match what it used to look like in its original

color. All the colors above blend well with the house. I tend to lean towards more of a stone color that has a fresh look, so I like the Crushed Ice color the most, but I am open to the other colors. I hope that putting the color matched colors next to the stone helps.

If someone is interested, they can take the picture and upload it on the Sherwin Williams website and see what colors they will find in the picture. I stopped at twenty-five colors, but the colors seem to be endless. Here is the link where you can match the colors in a picture.

[ColorSnap® Visualizer for Web \(sherwin-williams.com\)](https://www.sherwin-williams.com/color-snap)

They will also have to go the next step further and make sure that the color that is matched is available in the Loxon paint. Here is the link to check to see if the color is available in the Loxon paint. You must input either the name of the color or the code for the color.

[LOXON Self-Cleaning Acrylic Coating | SherwinWilliams \(sherwin-williams.com\)](https://www.sherwin-williams.com/loxon-self-cleaning-acrylic-coating)

Please contact me if you need more information. Thank you for your time. Have a great day.

Delia Wells  
2071 Longfellow Street  
Detroit, MI 48206  
Phone (248) 914-3675

June 28, 2021

Detroit Historic Preservation Team  
Daniel Rieden, Lead Landscape Architect  
Coleman A. Young Municipal Center  
2 Woodward Avenue, Suite 808  
Detroit, MI 48226

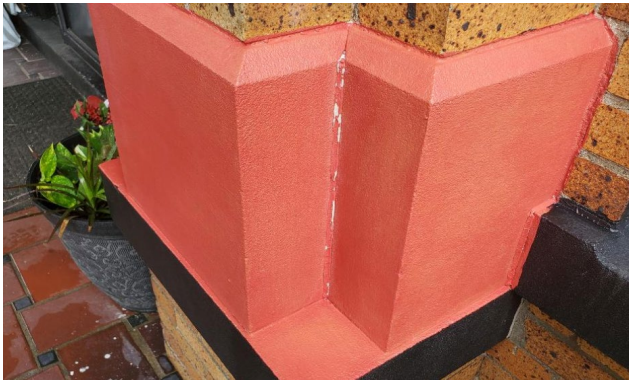
RE: Follow-up on Plan for Painting  
**2071 Longfellow Street, Detroit, MI 48206**

Dear Daniel Rieden:

I hope that this message finds you well. I am following up with you to let you know where I am at in the process of removing the paint on the concrete, and adding the “cream” color that was approved for specific areas. During spring and up until now I was working on making these two changes so here is where I am at today.

I used the entire container of Sure Klean Heavy Duty Paint Stripper. I applied the stripper on May 16<sup>th</sup>, May 23<sup>rd</sup>, May 30<sup>th</sup>, June 5<sup>th</sup>, June 19<sup>th</sup>, and June 26<sup>th</sup>. From my observations, the paint stripper slightly lightened the paint color however no paint was removed. Here are some recent pictures of the areas that I took today for your review.





I would like to note that this was a gentle form of attempting to remove the paint however the smell and strength of the stripper made it somewhat dangerous. Some of the stripper fell on my skin when I was rinsing it off of the cement and the stripper literally burnt the skin off of me through my clothes. Here are a few pictures.



Chest area



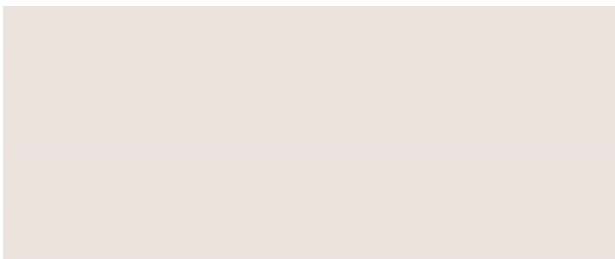
Right arm



Right thigh

I picked the PPG color stone quarry. Here is a link to the PPG website for the color.

<https://www.ppgpaints.com/color/color-families/neutrals/stone-quarry>



## Stone Quarry

PPG1015-2

Stone Quarry is a light, neutral, sandy white with a brick undertone. It is a perfect paint color for trim or all interior walls. Pair it with warm tones and whites as trim and accents.

R: 236 G: 228 B: 220 LRV: 78



I applied this stone quarry color to the rectangular boxes on the 2<sup>nd</sup> floor and to the front door. Here are some pictures for your review.





At this point I would like to ask for permission to use the Stone Quarry color to replace the red paint color that is on the cement? I do not think that it is possible to remove the paint from the cement. I think painting the cement the Stone Quarry color will bring some uniformity to the house. I like the color and I think it blends well with the color of the brick.

Thank you for your time and consideration. Please contact me at [hightow5@yahoo.com](mailto:hightow5@yahoo.com) with any questions.

Wells, Delia  
2071 Longfellow Street  
Detroit, MI 48206