

STAFF REPORT: 4/13/2022 MEETING

PREPARED BY: D. RIEDEN

APPLICATION NUMBER: #22-7745

VIOLATION NUMBERS: #541

ADDRESS: 2525 W. BOSTON

HISTORIC DISTRICT: BOSTON-EDISON

APPLICANT: STERLING HOWARD

PROPERTY OWNER: STERLING HOWARD

DATE OF PROVISIONALLY COMPLETE APPLICATION: 2/11/2022

DATES OF STAFF SITE VISIT: 2/25/22

SCOPE: REMOVE PORTE COCHÈRE, INSTALL FRONT PORCH AND STEPS, PAINT HOUSE TRIM (WORK COMPLETED WITHOUT APPROVAL), REHABILITATE WINDOWS AND DOORS

EXISTING CONDITIONS

Built in 1923, the property at 2525 W. Boston is a 2 story English Revival home on a .2 acre lot facing Northwest. The steeply pitched slate roof is double front gabled with cast stone torches and brick detailing at the peaks. The house is clad in dark red brick with stone cast and limestone sills, banding and detailing. The tall narrow windows are elongated 2/2 divided lights in the center of the front elevation, arching doorways on either side of the first floor: the door on the left with rectangular transom and sidelights opens onto a semi-circular raised balcony with cast iron railing, the door on the right is the main entrance and is modest in scale and design comparatively. This door opens onto the newly capped front porch, which is one of the work items of this application, and includes twice-poured concrete steps, revealing some discoloration. Preceding images shows that this front porch had brick wingwalls that embraced steps directly to the front door, with no porch. These images also shows that a porte cochère once swept off to the west side over the driveway, but has since been removed without approval. The Historic District Commission (HDC) had a previous Certificate of Appropriateness (COA) for the repair of the porte cochère but not its removal. This is also addressed in this application. The front lawn is clear of any landscaping other than the front walkway that parallels the driveway to the street.



Site Photo 1, by Staff March 25, 2022: (Northwest) front elevation, showing new front porch landing and steps.



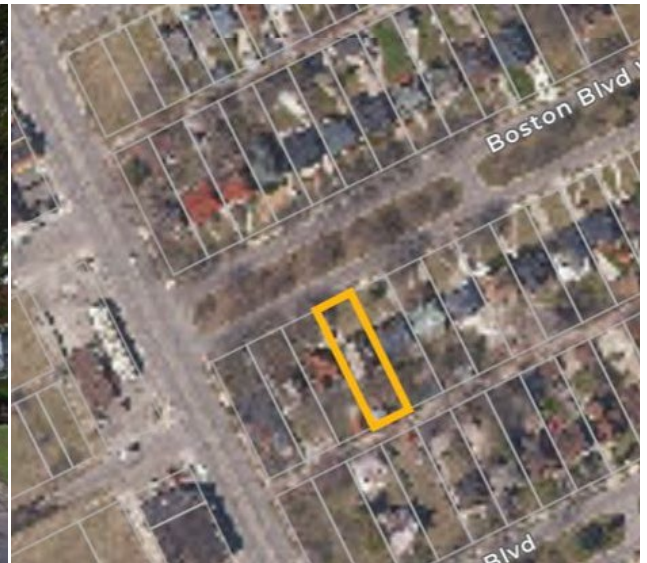
Designation Image, 1980: (Northwest) front elevation, showing original front porch and porte cochere (behind tree).

This property has the following HDC approvals and violations on Detroit Property Information System (DPI):

- October 2014, HDC COA: Shoring-up of damaged porte cochère, storage of brick/historic materials for future repair/reinstallation
- December 2021, Violation: Removal of porte cochère, removal of windows, construction of front porch, paint on trim



Site photo 2, by Google Street, August 2015: (Northwest) front showing original porte cochère shored up for future repair.



Aerial 1 of Parcel # 10002780 by Detroit Parcel Viewer.

PROPOSAL

The proposed work consists of four scopes of work: the removal of the porte cochère, install front porch and new steps, paint house trim and rehabilitate windows on the first floor. All work is complete except the windows.

Remove porte cochère

- This work was completed by a previous owner.

Install front porch and new steps

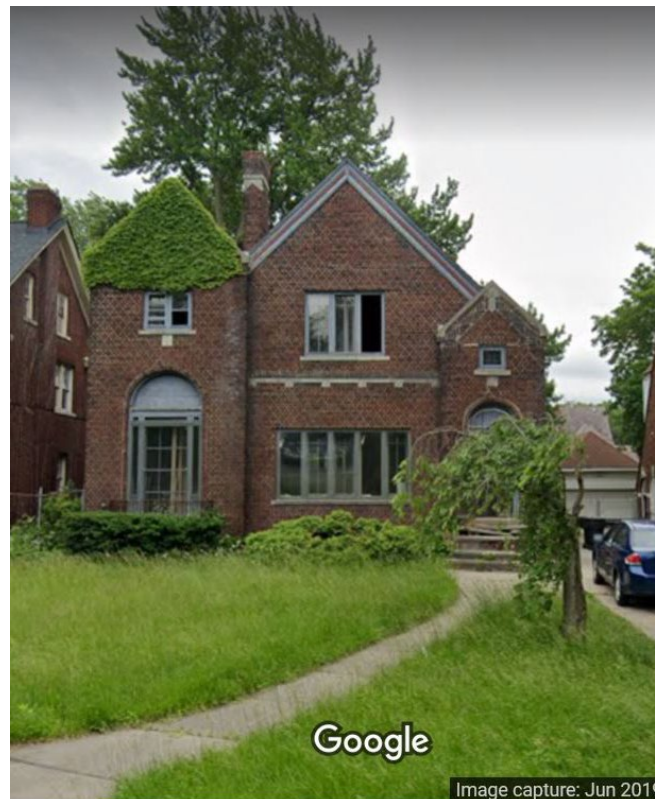
- Install elevated 9'x6' (54SF) front porch with brick foundation and 4" concrete deck
- Install 8' wide concrete steps
- Install metal railing to match existing metal railing of the balcony
- Tuck point and repair brick

Paint house trim

- Using Sherwin Williams paint, SW 6141, paint house trim to existing color off-white color, which was painted this color by a previous owner.

Rehabilitate windows and doors

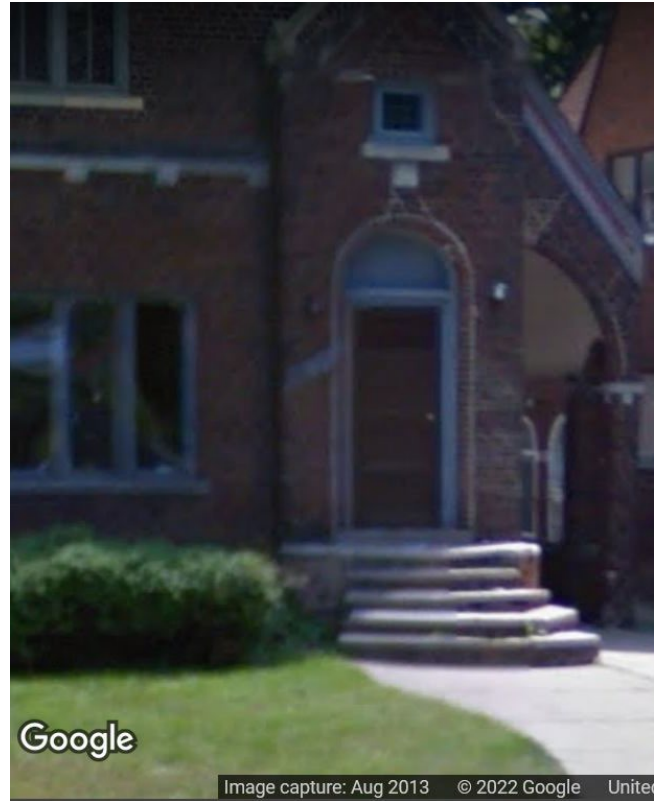
- Remove windows and doors of the first-floor front and east elevations.
- Sand frames to remove old paint
- Replace broken or missing glass
- Strip paint from hinges and hardware
- Reinstall all hardware, hinges, windows and doors
- Weatherstrip and paint with existing colors to match



Site photo 3, by Google Streetview, June 2019 showing the porte cochère is no longer present.

STAFF OBSERVATIONS AND RESEARCH

- The Boston-Edison Historic District was established in 1974.
- Staff observes that the porte cochère shared the same steeply peaked roofline, shape and materiality of the house, and sat back from the façade. Staff has the opinion that this was distinctive, character-defining features of the house. A previous HDC COA was granted to shore-up this feature for future repair in October 2014. Staff observed that the porte cochère remained standing in August 2018 but was no longer present in June 2019, which is before the current owner's purchase in February 2021. Staff has no record on the porte cochère's conditions that caused its removal. (See Site Photos 2-3 and attached COA).
- Staff observed that the original front entrance had no porch, but had five steps between 2 concrete-capped, brick wingwalls. After the top two steps, the bottom three expand beyond the width of the wingwalls. (See site photo 4) Staff asked the applicant if they were aware of this design prior to construction of the front porch and steps. He stated that he was not.
- Staff offers the opinion that the arcing design of the steps connects with the arch of the balcony that mirrors the front entrance, and with the arches over both doorways contributes to a cohesive whole for the design of the house.



Site photo 4, by Google Streetview, Aug 2013 showing the front steps and porte cochere in the background.

- It is staff's opinion that the original design of the front porch was a distinctive character defining feature of the house and the construction of the proposed rectangular porch with its 8' wide steps is not appropriate and destroys the historic cohesion of the front façade's design.
- Staff observed that the trim color changed from blue-gray to beige between 2019 and 2022. The applicant states that this color was beige when he purchased the property in February 2021.
- The HDC Color Package advises that this English Revival architecture would utilize Color System D, where trim colors are dark shades. However, a general characteristic of this guideline is to create contrast between the body and the trim of the house to accentuate the openings. Because this house is a dark brick, the lighter off-white color that is now utilized on this house works because it is not lighter than the stone, it unifies the doors and window openings creating a cohesive whole that accentuates the brick patterns of the house. Staff offers the opinion that the current color, Sherwin Williams (SW-6141), which closely matches body colors C-4 and C-5 on Color System D, is appropriate for this house.
- Staff requested photos of doors and windows that are proposed for rehabilitation. Interior and exterior photos of the first floor east and front elevation were received without labels and are attached in this report. Staff asked for clear labeling of these photos, but has not received this at the time of this report.
- Staff offers the opinion that the windows and door rehabilitation process described is appropriate.

ISSUES

- All work in this application was completed or started without HDC approval.
- The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility. Staff offers the opinion that the condition of the porte cochère that led to its removal are not known. Staff identifies that the removal of this historic, character-defining feature destroys the historic character of the property.
- Staff identifies that both the removal of the wing-walled front steps and the installation of new porch with 8' wide steps are inappropriate as they introduce a design that destroys the historic character of the property (Standards 2 and 3), removed distinctive features (Standard 5), does not match the old character-defining feature of the front steps (removed without permit) in design (Standard 6), and are incompatible with the historic integrity of the property (Standard 9).
- Staff has no issue with the proposed paint of the trim, nor with the rehabilitation of the windows and doors.

RECOMMENDATION

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

Recommendation #1: Removal of the porte cochère and front steps

Staff finds that the removal of the porte cochère and the replacement of the front steps and wingwalls with the front porch as proposed destroys the historic character of this property and removes distinctive, character-defining features.

Staff therefore recommends that the Commission issue a Denial for the above work items, as it does not meet the Secretary of the Interior's Standards for Rehabilitation, specifically 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.*
- 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.*

Recommendation #2: Paint house trim and rehabilitation of doors and windows:

It is staff's opinion that the paint house trim and rehabilitation of the first floor doors and windows retains and preserves the historic character of the building, its site, and setting. Staff therefore recommends that the Commission issue a Certificate of Appropriateness as the proposed work meets the Secretary of the Interior's Standards for Rehabilitation.

Staff recommends the COA be issued with following condition:

- The applicant provide HDC staff clearly labeled photos of the interior and exterior of each door and window being rehabilitated.

October 24, 2014

CERTIFICATE OF APPROPRIATENESS

GTJ
22955 Industrial Drive West
St. Clair Shores, MI 48080

Property Address
2525 W. Boston Detroit, MI 48202

RE: Application Number 14-266: 2525 W. Boston; Boston Edison Historic District

Dear GTJ:

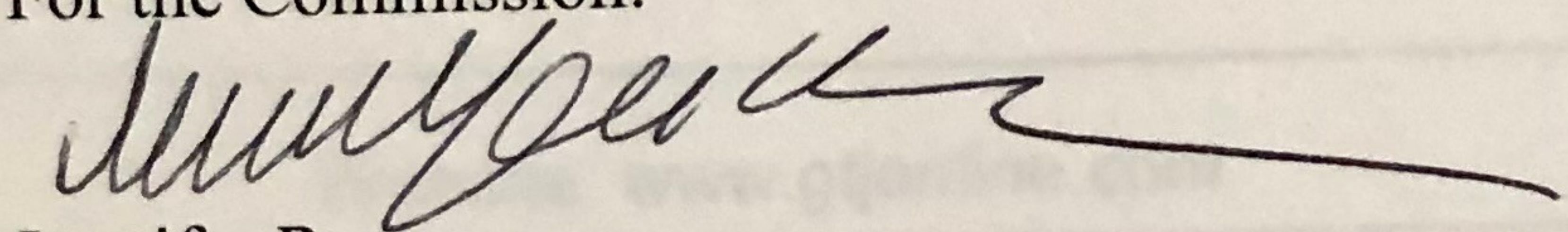
Pursuant to Section 5(10) of the Michigan Local Historic District Act, as amended, being MCL 399.205(10), MSA 5-3407(5)(10); Section 25-2-57(b) of the 1984 Detroit City Code; Detroit Historic District Commission Resolution 97-01 (adopted August 13, 1997); Detroit Historic District Commission Resolution 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 October 24, 2014.

Staff finds the work appropriate for the following reasons:

Shoring-up a damaged area of the carport (all salvageable brick/historic materials from the area shall be stored on site for future repair/reinstallation) as per the attached annotated and signed scope of work meets the Secretary of the Interior Standards, 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:*

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. If you have any questions regarding this letter, please contact me at (313) 224-6543.

For the Commission:



Jennifer Ross
Staff
Detroit Historic District Commission

Copy: Daljit Benipal, BSSED

AC# 14-266
Rev 10/24/2014



GTJ CONSULTING, LLC
22955 Industrial Drive West
St. Clair Shores, MI 48080
P: (877)GTJ-REOS / F: (586)293-8200
MI Builder License # 2101193230

ESTIMATE

Date 8/5/2014

Supplied To
DLBA ATTN - Darnell Adams

Property Address
2525 W Boston Detroit, MI 48206

REO #	Terms
N/A	30 days

Type of Service	Quantity	Total Cost
Temporary Secure: Install temporary emergency shoring of the brick canopy includes: Build wood arches with wolmanized wood to support canopy and arches, use cross bracing w/ 4x6 wolmanized posts. <i>- all salvagable brick/historic materials w/ be stored on site for future repairs</i>	LS	\$2,500.00
Website: www.gtjonline.com	Total	\$2,500.00

Handwritten signature and notes:
AC# 14-266
[Signature]

Have an emergency? No problem. Contact the GTJ 24-Hour Emergency Hotline at (800)385-0563.

















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: 2/21/2022

PROPERTY INFORMATION

ADDRESS(ES): 2525 West Boston AKA: _____

PARCEL ID: 10002780 HISTORIC DISTRICT: Boston/ Edison

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 checked="" 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: tuck pointing front porch, new steps and deck at front entrance,
tuck pointing front porch, new steps and deck at front entrance,

APPLICANT IDENTIFICATION

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

NAME: Sterling Howard COMPANY NAME: SRH Homes LLC

ADDRESS: P O Box 2452 CITY: Farmington Hills STATE: MI ZIP: 48333

PHONE: _____ MOBILE: 313-643-1000 EMAIL: showard@silvercapitalgroup.com

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 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

P2 - BUILDING PERMIT APPLICATION

Date: 2/21/2022

PROPERTY INFORMATION

Address: 2525 West Boston Floor: Suite#: Stories: 2
AKA: Lot(s): Subdivision:
Parcel ID#(s): Total Acres: Lot Width: Lot Depth:
Current Legal Use of Property: Vacant Proposed Use: Residential
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)
tuck pointing front porch, new steps and deck at front entrance,

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: Sterling Howard Company Name: SRH Home LLC
Address: P O Box 2452 City: Farmington Hills State: MI Zip: 48333
Phone: 313-643-1000 Mobile: 313-643-1000
Driver's License #: H 630 777 734 673 Email: showard@silvercapitalgroupllc.com

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: Sterling Howard Signature: *Sterling Howard* Date: 2/21/2022
(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 for more information.



2525 W. Boston

The property was purchased in February 2021. The porch was tuck pointed in October 2021.

Prep 54 square feet of 4 inch concrete with face scub and install 5, 8 foot wide steps (see attached contract).

2525 W. Boston

Project Description Exterior

Tuck point and repair brick on front porch, pour cement steps and porch deck.

From: [sterling_howard](#)
To: [Dan_Rieden](#)
Subject: [EXTERNAL]Re: HDC 4-13-22 MEETING UPDATE: 2525 W Boston
Date: Wednesday, April 6, 2022 1:38:51 PM
Attachments: [2525 W. Boston Window and door.pdf](#)

Dan,

Thanks for following up regarding this matter. Please find additional info below. Let's discuss after you have had a chance to review.

1. Initially, Roz Construction was engaged to pour the step 5 feet wide. After the steps were poured, I noticed that other porches in the Boston-Edison neighborhood have either a wing wall flanking the steps or steps that extend the entire width of porch with a railing. Subsequently, I engaged Roz Construction to widen the steps 5 feet to match the width of the porch.
2. I plan to add a porch railing to match the original decorative porch railing that is located on the left-side in the front of the house. See attached picture.
3. I am planning to restore the original wood windows and doors on the north and east-side of the home. This work requires removing the wood windows and doors, sanding the frame to remove the old paint, replacing broken or missing glass, stripping paint from hinges and hardware, reinstalling all hardware, hinges and windows, weather strip and paint. See attached pictures.
4. I plan to do some landscaping at some point, but at this time my primary focus is renovating the home.

Sterling Howard
Partner
Cell: 313.643.1000
showard@silvercapitalgroupllc.com

From: [sterling_howard](#)
To: [Dan_Rieden](#)
Subject: [EXTERNAL]Re: [EXTERNAL]Re: HDC 4-13-22 MEETING UPDATE: 2525 W Boston
Date: Thursday, April 7, 2022 7:59:55 AM

Dan - Please find my response to your questions below.

1. I purchased the property in February 2021. The carport was removed prior to my ownership. I also doubt that was an original feature of the house.
2. I purchased the property in February 2021 at which time the home had beige trim color. I planned to keep the beige trim. Please let me know if this color is acceptable.
3. Please include these items in my application.
4. I do not plan to rebuild the carport. I plan to paint exterior soffits, facial boards, and windows beige or another acceptable color. The exterior brick was professionally pressure washed and cleansed in 2021 to remove stains and discoloration in the bricks.
5. Sherwin Williams Paint will be used on the exterior color. I have reached out to the store on Woodward in Highland Park to obtain the appropriate color chart.

Please give me a call this morning to discuss.

Sterling Howard
Partner
Silver Capital Group, LLC
Cell: 313.643.1000
showard@silvercapitalgroupllc.com

FOR ALL YOUR **CONCRETE** NEEDS



ROZ Construction, LLC.

Exhibit A

Business Number 734-778-4728

Rozconstruction313@gmail.com

INVOICE

INV00240

DATE

Oct 26, 2021

DUE

On Receipt

BALANCE DUE

USD \$2,810.00

BILL TO

Sterling Howard

2525 Boston

Detroit, MI

☎ 313-643-1000

DESCRIPTION	RATE	QTY	AMOUNT
Porch cap 9 x 6 Prep 54 square feet for 4 inch concrete with face scrub.	\$15.00	54	\$810.00
Steps Apx. 5 3 foot wide steps	\$150.00	5	\$750.00
Steps Extend front steps 5 foot wider.	\$250.00	5	\$1,250.00
TOTAL			\$2,810.00

BALANCE DUE

USD \$2,810.00

Payment Instructions

BY CHECK

ROZ Construction

OTHER

You can also make a payment with Cash, Visa, master card, discover, and American Express.

Thank you for being our customer. Call us with any questions regarding this invoice.

Thanks for your business!











Porch Railing Detail



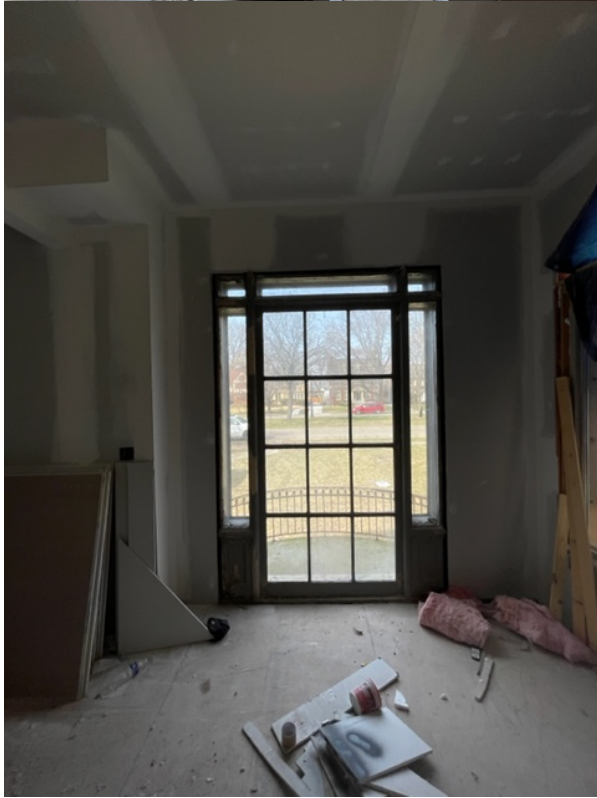
Window and Restoration















From: [sterling.howard](#)
To: [Dan Rieden](#)
Subject: [EXTERNAL]Re: HDC 4-13-22 MEETING UPDATE: 2525 W Boston
Date: Friday, April 8, 2022 9:18:27 AM

Dan - Thanks for sharing the color chart info. 2525 Boston most closely fits in the description of English Revival so this the color system we would advise. Because the house has dark brick (and not light stucco), there is a description in the guidelines where the goal is to have a color that contrasts the body and is not lighter than the stonework. Thus I plan to color match the existing trim color, which is labeled on the color chart C-4 (or SW 6141). See attached.



Sterling Howard
Partner
Silver Capital Group, LLC
Cell: 313.643.1000
showard@silvercapitalgroupllc.com

On Apr 7, 2022, at 10:51 AM, Dan Rieden <riedenda@detroitmi.gov> wrote:

Good morning Sterling,

For the paint application, please take a look at Color System D in the attached booklet. This house most closely fits in the description of English Revival so this the color system we would advise. You will note that most of the trim colors are dark, however, because your house is dark brick and not light stucco, there is a description in the guidelines where the goal is to have a color that contrasts the body and is not lighter than the stonework. In summary, your existing trim color looks good and I would advise that you find the paint to color match your existing color (which is on the color chart as C-4).

Please supply a screen shot of your paint color/paint product sheet for this part of the application.

Thank you!

Daniel Rieden PLA/ASLA

Lead Landscape Architect | Historic Preservation Team
Planning & Development Department | City of Detroit
Coleman A. Young Municipal Center, 2 Woodward Avenue, Suite 808, Detroit, MI 48226
Phone: 313.224.1357
Email: riedenda@detroitmi.gov
Website: Detroitmi.gov/pdd

Michael E. Duggan, Mayor

In order to ensure your safety and ours during the COV-ID 19 pandemic, the Historic Preservation Team will be working remotely.

From: sterling howard <showard@silvercapitalgroupllc.com>
Sent: Thursday, April 7, 2022 7:59 AM
To: Dan Rieden <riedenda@detroitmi.gov>
Subject: [EXTERNAL]Re: [EXTERNAL]Re: HDC 4-13-22 MEETING UPDATE: 2525 W Boston

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COLOR SYSTEM D

ASSOCIATED ARCHITECTURAL STYLES: (13) ENGLISH REVIVAL

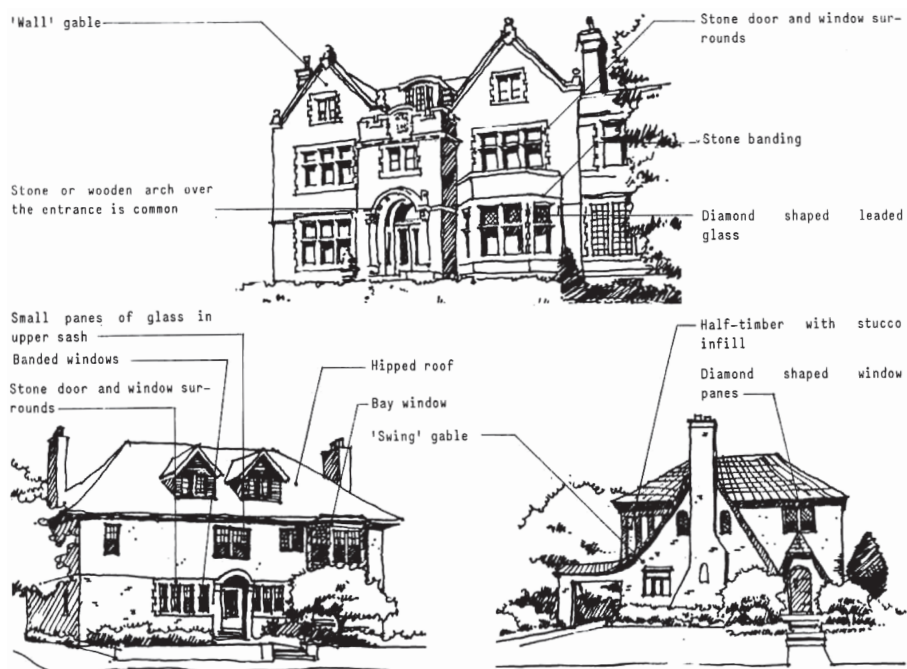
Detroit is particularly rich in examples of the Tudor, Gothic, and English Cottage Styles erected after the turn of the century. Usually of stone, brick, and heavy timber construction, these houses were often influenced by the Arts and Crafts Movement which stressed the use of such natural materials. As a consequence, the colors used on these houses should reflect this concern for nature and an understanding of the original English prototypes on which the styles were based.

A particular problem is encountered with the half-timbering that is so typical of these styles. In the original medieval buildings, these exposed timbers were the structural supports of the frame and roof with spaces between filled with lime plaster or rough cast sand stucco, stone, or brick. With this in mind, these heavy frames should be painted to look like weathered English oak; black, dark brown, or, perhaps, dark green, or olive. When the infill is brick, that area is not a problem unless it has been painted, in which case the paint should be removed or repainted in dark red or dark brown to match the original brick color. If, however, the infill between the framing is stucco, it should be painted white, as so many English originals are, to suggest the lime rich plastering which is naturally white or one of the river sand stuccoes which are more nearly yellow or cream when left in their natural state. On rare occasions when the sand used was of a reddish cast, the stucco assumed a faint rose beige.

Normally, the window and door frames and the projecting cornices will be painted the color selected for the heavy timber frames or a gray, brown or greenish stone color to match the actual stone trim of the house if such exists, or, a dark color such as black, dark brown, or dark green to suggest the metal casement windows which were normally iron and lead set in oak, frames which, like the heavy framing, darkened with age.

The trim of such houses rarely looks well done in a color lighter than the stone trim and certainly not in light reds, blues, yellows or greens. Occasionally, these houses were trimmed in white, but this generally provides too great a contrast to the usual brick and stone construction; as a consequence it is not recommended.

The more self-consciously Art and Crafts houses will hew closely to the guidelines set down above, stressing the darker browns, reds and greens and a concern for stucco that is natural in color and lighter than the dark framing of heavy wood and stone.



COLOR SYSTEM D

ACCEPTABLE COLOR COMBINATIONS *MS = MUNSELL STANDARD

BODY	TRIM	SASH	SHUTTERS
Stucco: Leave natural or match original stucco color, or A:3, A:4, C:4, C:5, D:1, D:2	Match half-timbering color of match existing stone trim color or match shingle color or A:8, A:9, B:6, B:8, B:11, B:12, B:13, B:14, B:18	Match trim color or A:9, B:18, B:19	Match trim color or match sash color
Half-timbering: A:8, B:6, B:8, B:11, B:12, B:13, B:14, B:19			
Shingles/Clapboard: B:6, B:8, B:11 (rare), B:12, B:13, B:14			
Existing brick or stone			



A:3 Light Yellow
MS: 5Y 8/6



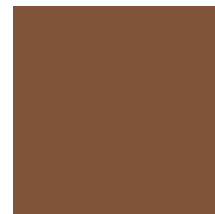
A:4 Pale Yellow
MS: 2.5Y 8.5/4



A:8 Blackish Green
MS: 2.5BG 2/2



A:9 Moderate Reddish Brown
MS: 7.5R 3/6



B:6 Moderate Brown
MS: 7.5YR 4/4



B:8 Grayish Brown
MS: 5YR 3/2



B:11 Grayish Olive Green
MS: 5GY 4/2



B:12 Grayish Green
MS: 10G 4/2



B:13 Moderate Olive Brown
MS: 2.5Y 4/4



B:14 Dark Grayish Olive
MS: 10Y 2/2



B:18 Dark Reddish Brown
MS: 2.5YR 2/4



B:19 Black
MS: N 0.5/



C:4 Yellowish White
MS: 5Y 9/1



C:5 Yellowish White
MS: 2.5Y 9/2



D:1 Brownish Pink
MS: 7.5YR 7/2



D:2 Light Brown
MS: 5YR 6/4

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