

STAFF REPORT: OCTOBER 12, 2022 MEETING

PREPARED BY: B. BUCKLEY

APPLICATION NUMBER: 22-8070

ADDRESS: 2184 IROQUOIS

HISTORIC DISTRICT: INDIAN VILLAGE

APPLICANT: LEE DRUMMOND

PROPERTY OWNER: LEE DRUMMOND

DATE OF PROVISIONALLY COMPLETE APPLICATION: AUGUST 2, 2022

DATE OF STAFF SITE VISIT: 10/05/2022

SCOPE: PAINT DWELLING

EXISTING CONDITIONS

2184 Iroquois is a two-and-a-half story, brick-faced dwelling constructed in 1919. The Colonial Revival building has a side-gabled roof with three segmental arch dormers. A two-story bay window projects from the southern bay of the façade. A screened porch is located on the southern elevation. The building features characteristic Colonial Revival details such as jack arch window lintels, a columned and pedimented front porch, and a front entrance flanked by side lights and surmounted by a Federal-style fanlight.



Figure 1: Current image of 2184 Iroquois.



Figure 2: Image of 2184 Iroquois in 1970. HDAB

PROPOSAL

The applicant proposes to paint the non-brick portions of the dwelling a dark green color. The areas proposed to be painted include the wood trim on all elevations, the façade bay window, the screened side porch, front porch columns and trim, front door casing, all window casings, and garage door and trim. The applicant submitted a dark green paint chip from 2170 Iroquois, suggesting the window sash at that contemporary home was originally painted dark green.



Figure 3: Current view of 2184 Iroquois



Figure 4: Rendering of proposed paint at 2184 Iroquois

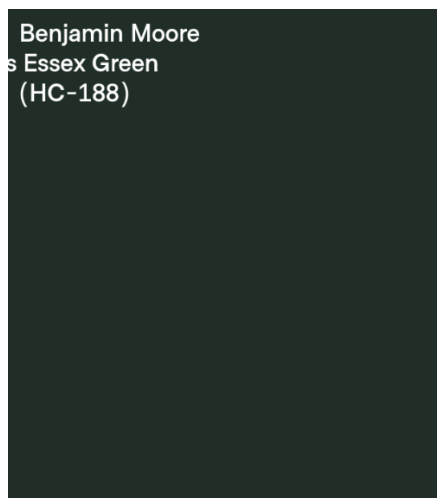


Figure 5: Proposed color swatch.



Figure 6: Paint chip submitted from the window sash of 2170 Iroquois.

STAFF OBSERVATIONS AND RESEARCH

- The Indian Village Historic District was established in 1971.
- Available historic photographs indicate the areas proposed for painting have been a white or near white color since the district was designated in 1971.

ISSUES

- As noted in the Elements of Design for Indian Village (Detroit Municipal Code Sec. 21-2-103), "Paint colors often relate to style. The classically inspired buildings, particularly Neo-Georgian, generally have woodwork painted white, cream or in the range of those colors, including putty. Doors and shutters are

frequently dark green or black.” Therefore, the proposed painting project does not adhere to the Elements of Design for Colonial Revival buildings in the Indian Village Historic District.

- According to the Historic District Commission’s *Color System C*, trim elements on Colonial Revival dwellings in historic districts should generally be painted in shades of off white, with darker greens or blacks reserved for window sash and/or shutters. The proposed project does not adhere to the property’s suggested color scheme.
- As presented in the rendering, the proposed dark green color has the potential to obscure character defining features of the dwelling, particularly the three-dimensional trim pieces at the cornice, dormers, and columned front porch and entry.

RECOMMENDATION

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

It is staff’s opinion the proposed painting project will alter and obscure the features and spaces that characterize the property. Staff therefore recommends the Commission issue a Denial for the work as proposed because it does not meet the Secretary of the Interior Standards for Rehabilitation and the Elements of Design for the district, specifically Standard 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.”