

From: [John E. Johnson, Jr.](#)
To: [Audra Dye](#)
Subject: [EXTERNAL] Re: 19511 Shrewsbury - HDC application
Date: Thursday, June 27, 2024 10:02:58 AM

Greetings, Ms. Dye.

Thank you for your email. Here are some preliminary answers to your questions.

I reviewed the application materials for the proposal to replace the tile flooring at the front entrance, and I have the following questions:

I first need to explain that this is not just the front entrance. I need to replace the entire porch because the tiles are broken and deteriorating as a result of almost 100 years exposure to the snow and ice. As a matter of fact, the front entrance is fine, because it is covered by a roof. But, we obviously can't do a partial replacement, so we'll have to replace the entire area. Here are some pictures to show you what I mean:

















--Please send the overall dimension of one of the existing octagon tile patterns, along with the dimension of the proposed octagon tile pattern.

The existing octagons are 12". I found the proposed pattern in the Fendt paver catalog. According to the catalog, their octagons are 24".

--Please list the selected colors for each component of the proposed pattern.

We intend to match the colors in the current pattern.

--Please submit a floor/layout plan to show how the edging of this floor will be finished.

I don't have this yet.

--Please submit additional photos of the porch floor, include side views and views showing the entry porch stairs.

See above.

--Please let me know if you researched companies that manufacture ceramic tiles, so the existing pattern and material can be matched.

No. After I received your email yesterday, I started looking and left an urgent message at the only local business that appeared to do this, but they did not call back.

Furthermore, we didn't look into replacing the tiles as they exist because it would be cost prohibitive for us. Both my wife and I are 70, and cannot afford \$20-25K to replace a porch that was built in 1925.

Nonetheless, we cannot continue to allow it to deteriorate, as that obviously devalues the house and blights the block.

We want to replace the deteriorated tiles with something affordable that replicates the current design and colors. We cannot afford to restore it. We don't have that kind of money.

I'd very much like to speak with you. We may not be able to meet this deadline, and I'd like to discuss next steps.

Thank you.

John E. Johnson Jr.

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On Jun 26, 2024, at 9:18 AM, Audra Dye <dyea@detroitmi.gov> wrote:

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