STAFF REPORT: MAY 8, 2024 MEETING **PREPARED BY**: B. BUCKLEY
APPLICATION NUMBER: HDC2024-00180
ADDRESS: 4801 STURTEVANT
HISTORIC DISTRICT: RUSSELL WOODS-SULLIVAN
APPLICANT: JASON KALETA (OWNER), DOUG BENOIT (CONTRACTOR)
PROPERTY OWNER: ONE STURTEVANT LLC
DATE OF PROVISIONALLY COMPLETE APPLICATION: APRIL 15, 2024
DATE OF STAFF SITE VISIT: MARCH 28, 2024, APRIL 30, 2024

SCOPE: INSTALL ALUMINUM-CLAD WOOD WINDOWS AND CEMENTITIOUS SIDING AT REAR

EXISTING CONDITIONS

The subject dwelling was constructed in 1925 and is a two-and-half story brick clad building located on the western end of the Russell Woods-Sullivan Historic District. The dwelling is typical of Tudor revival homes constructed in the district, consisting of a hip roof main block accented by asymmetrical projecting gables on the facade. The dwelling features unique brickwork including clinker bricks that project from the wall plane and courses of brick laid in nonlinear, undulating patterns.

Figure 1: 4801 Sturtevant ca. 1999 (HDAB).

Figure 2: Current image of 4801 Sturtevant.

PROPOSAL

The applicants are proposing to install new windows and make alterations to the rear of the property in order to address violations created by the previous owner that are outlined below and detailed by a 2019 staff report that is amended to this document.

The current applicant proposes to remove the non-original windows currently installed on the building and install double-hung, aluminum-clad wood windows. The windows are from the Pella Reserve line and will have simulated divided lights (exterior imitation muntins). The applicant provided the following details regarding the window installation. "All units will be installed where brick facade exist [sic] with brick to brick method. The inside jam will be packed out to insulate properly. Casing will finish without stool, picture frame. The front elevations along with the kitchens will have the three individual units installed, there will be no mulling together. Units will be installed as you see in the photos, the same as original." Additionally, the applicant stated the following regarding the simulated lights. "On all 1st Floor and Front [sic] elevation windows, add 3x2 grills patterns. 2nd floor front elevation will be double

hung, with grill to match original."

Figure 3: Pella Reserve Traditional window sections provided by the applicant.

The applicant is also proposing the remove the half timbering and stucco from the second story at the rear of the dwelling (installed in violation and denied by the Commission), and replace it with stepped or staggered Hardie Board imitation shingle siding. The siding will be painted light brown, and the trim will be painted dark olive (colors D2 and B14 from HDC Color System D, respectively). The first-floor synthetic lap siding will remain, but will be repainted with the new color system. The existing fenestration previously denied by the Commission, will remain.

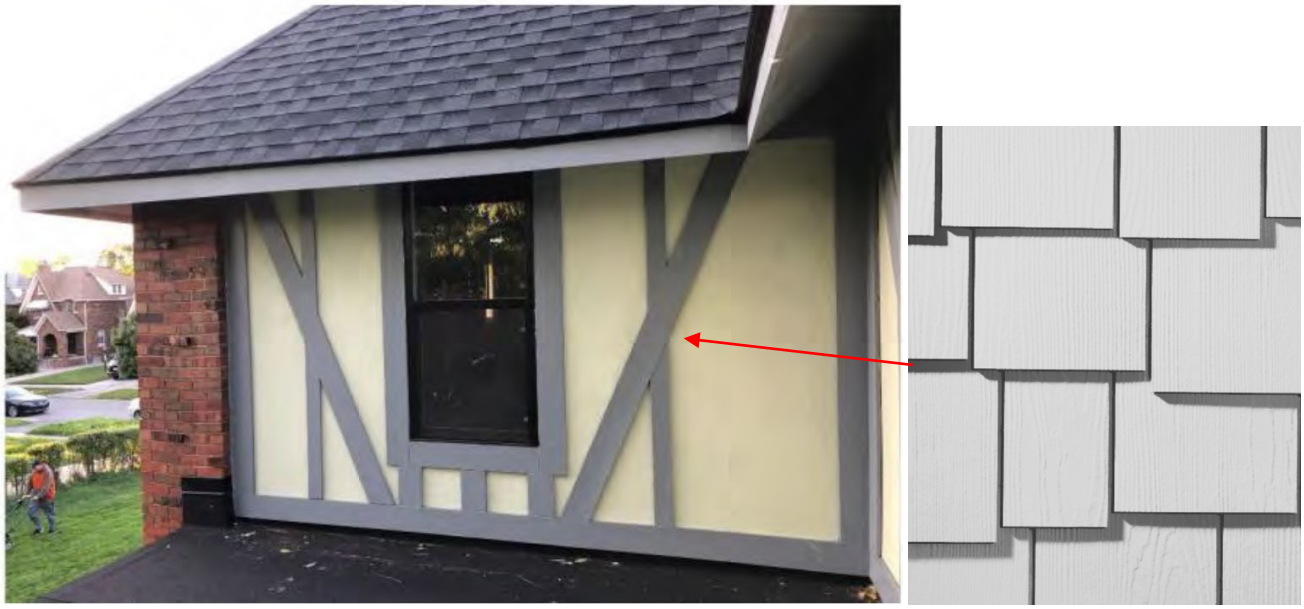


Figure 4: Photograph of rear of building, and detail photograph of the second story rear half timbering proposed for replacement with synthetic shake.

Figure 5: Proposed colors for the siding (left), and trim (right) at the rear of the building.

The applicant also proposes to infill an existing window opening at the second story on the eastern elevation with matching brick. A contemporary screen appears to be installed in this opening at this time.

Figure 6: Red arrows indicates window opening proposed for infill.

STAFF OBSERVATIONS AND RESEARCH

The Russell Woods-Sullivan Historic District was established in 1999.

Property History

4801 Sturtevant was sold to a new owner in 2018. That owner conducted extensive work on the dwelling, most of which was not reviewed by the HDC prior to completion. That work included the following items.

Roof: A replacement asphalt shingle roof was approved by staff in 2018 (18-5928). However, additional work was completed that was not in the approved scope, including the replacement of fascia board with new painted fascia

board, and replacement of flashing on the façade. This work is not included in the current application.

Windows: The previous owner claimed that the original windows in the dwelling were removed (stolen) from the home. The original windows on the home, per the designation photo, appear to be double-hung, wood sash units with lead came in the upper sash that dived the sash into 15 lights. The previous property owner proceeded to insert windows that were "salvaged" from other properties. A variety of windows were inserted into the existing openings, most of which do not match the size, material, or configuration of the original windows, and are not operable. These windows received a denial from the Commission as installed in 2019. One original leaded window in the façade gable remains, and will remain in the current proposal.

Figure 7: Examples showing the variety of windows installed in 2019.

Rear of dwelling: The previous owner made substantial changes to the rear frame portion of the dwelling. Shake siding was removed and synthetic lap siding was installed at the first floor, while half timbering and stucco was installed at the second floor. A second-floor door was removed and covered with the half-timbering and stucco. All original windows and window openings were removed from the fear of the building, and the number of window openings was reduced from 11 to 5 (including a window at the eastern elevation not visible in the photographs below). A total of 5 new vinyl windows were installed at the rear of the building. This work received a denial from the Commission in 2019.

Figure 8: Views of the rear of 4801 Sturtevant before and after the 2019 renovation.

PREVIOUS HDC DECISIONS AND APPEALS

The previous owner of 4801 Sturtevant applied for approval for the replacement windows and rear alterations that were completed and installed without approval. This application was denied by the Historic District Commission at the November 13th, 2019 regular meeting. The former owner then again submitted an application for approval of the work as completed at the February 12, 2020 regular meeting. The Commission did not take action at this meeting because the material before the Commission had not been modified to constitute a new application. The former owner appealed the Commission's denial in April, 2020. After a hearing attended by HDC staff, a member of the Commission, and legal counsel, the Administrative Law Judge recommended that the Commission's decision be upheld, a finding then adopted by the State Historic Preservation Review Board. The former owner then appealed to the 3rd Circuit Court in April, 2021. This case was dismissed in May, 2023. The property was sold to the current owner in the summer of 2023.

The current owner/applicant met with staff in February, 2024 to discuss the existing violations on the property. HDC staff also approved the installation of a new aluminum gutter system and temporary boarding of windows (HDC2024-00072) in February 2024. This scope of work has not yet been completed.

ISSUES

- The original wood sash windows with leaded upper sash were removed in violation, and the existing collection of windows received a denial before the Commission in 2019. The most appropriate course of action would be to reinstall double-hung wood windows with lead came in the upper sash as they were originally configured. Given that the original windows no longer exist and sourcing replacement windows that match the material and design of the originals may prove difficult, the Commission may choose to accept the proposed aluminum-clad windows as a reasonable and compatible alternative. However, the existing application requires more detail to understand the final appearance of the windows, particularly the arrangement of the simulated divided lights (the language in the application materials is unclear and

contradictory), and installation details for the banks of formerly mulled windows on the façade. Additionally, the window schedule provided by the applicant indicates a slider window that is proposed for the kitchen area. Slider windows were not produced for residential structures at the time the dwelling was constructed, and this window should be changed to a casement or double-hung unit.

- It is staff's opinion that replacing the non-original half-timbering at the second level with synthetic shingle siding does not sufficiently restore the historic fenestration and materials of the rear portion of the building. While an exact restoration to the pre-2019 conditions may not be required by the Commission, the work at rear should better resemble the original configuration in terms of materials and number of windows than what is proposed. As was noted in the 2019 staff report, true shake siding is a common and character defining material at the rear of many dwellings in the Russell Woods-Sullivan Historic District, and is not particularly difficult to source or install. Staff recommends that shake be reintroduced across the entirety of the rear of the dwelling.
- The window opening that is proposed for brick infill is located at the east (side) elevation. Given that the original window at this opening no longer exists, infilling the brick window would not result in the loss of original material. It is staff's opinion that the window opening itself is not character defining, and staff recommends infilling with compatible brick will be appropriate.

RECOMMENDATION

Recommendation One – Denial – Install New Windows, Install Synthetic Shake

It is staff's opinion that the proposed installation of synthetic shingle siding at the second level does not sufficiently replicate the aesthetics of the rear of the dwelling as it appeared during the period of significance for the Russell Woods-Sullivan Historic District. Also, more information is needed to understand the proposed window installation on the remaining three sides of the dwelling. As presented, the proposed windows do not sufficiently resemble the original windows that were character defining features of the property. For these reasons, staff recommends that the Commission issue a denial for the proposed new window installation and treatment for the rear elevation siding because the work does not meet the Secretary of the Interior's Standards for Rehabilitation, in particular Standard 6:

> *Standard 6: Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*

Recommendation Two – COA – Infill Window Opening

Staff finds that the proposed infill of a single window opening does meet the Secretary of the Interior's Standards for Rehabilitation, and therefore recommends the Commission issue a Certificate of Appropriateness for this work item with the following conditions.

1. The applicant will submit photographs of the selected brick for approval by commission staff. The infill brick will be inset at least one-half inch from the wall plane so the original opening is still observable, and the stone sill shall be retained.

STAFF REPORT 11-13-2019 MEETING PREPARED BY: B. CAGNEY
APPLICATION NUMBER 19-6464
ADDRESS: 4801 STURTEVANT
HISTORIC DISTRICT: RUSSELL WOODS - SULLIVAN
APPLICANT: WAYNE GROLEAU
DATE OF APPLICATION: 9-23-2019
DATE OF VIOLATION: 9-26-2019
DATE OF STAFF VISIT: 11-6-2019

Staff Photo: 11-6-2019

Existing Conditions

The 2.5-story, single-family home at 4801 Sturtevant was built in 1925. While the home is located midblock on Sturtevant, between Livernois and Broadstreet, the adjacent parcel to the west is vacant, allowing views of the full side of 4801 Sturtevant from the right of way. It is an English Tudor Revival, clad in an orange / brown brick. The brick work is detailed and intricate, featuring rough bricks dispersed among a "*wobbly*" stretcher course. The balanced, asymmetrical front façade is dominated by a steeply pitched gable that extends outward from the hipped roof. A smaller gable that contains the front entrance projects forward from the larger gable. The front door features a rounded arch with ornamental brick trim. A bay of (3) windows with an arched brick lintel looks on to the uncovered front porch at the lower level. The porch is bordered by a decorative, black, metal fence. Photos provided by the applicant show deterioration to the concrete cap and missing coping around the perimeter of the porch. Brick wing walls extend down the steps that show deterioration in the mortar.

All window openings feature limestone sills. Staff is unclear as to the exact design or condition of the windows installed in the home prior to the recent changes. Photo documentation shows that windows at the front façade were covered in aluminum storms. If the windows were original to the home, it is likely that the sashes were wood and the windows at the front façade displayed some leaded glass detailing, as noted in the Russell Woods-Sullivan Elements of Design. The applicant stated that these windows were

stolen from the home while it was vacant. However, the existing sash appears consistent in size and character with the original windows.

The rear of the home features two rooms that project from the main body of the home. The second floor room is asymmetrically balanced on the first floor, creating a void that allows a doorway to a walk-out deck on to the roof of the first floor room. Prior to work completed by the applicant, the rear of the home was clad in wood shake. The shake was installed in such a style that creates a distinctively staggered, "saw-tooth" pattern, observed on several homes on Sturtevant street and throughout the Russell Woods neighborhood.

Violation

On August 23, 2019, the applicant had applied to repair the front porch by "salvaging existing materials." The violation at this address was discovered when staff reviewed a proposal to rehab the front porch. Upon review of the photos received from the applicant, staff compared the current conditions with a previous proposal to replace the asphalt shingle roof, submitted in October of 2018. From these images, it was determined that significant exterior alterations occurred at the rear of the home. Additionally, upon further inspection of the photos, it was discovered that a majority of the windows had been altered and the window openings at the rear of the home had been reconfigured. The building department was notified that work had taken place without a permit and a stop work order was issued for the following violations:

- Removal of wood shakes at rear and replacement with painted horizontal siding at 1st story and painted half-timbering / stucco at second story
- Reconfiguration, and elimination of, window openings / door at rear
- Removal of, and alterations to, windows

The applicant contends that the home was "restored to the original 1925 condition." Further, he states that "the pictures will show that the back of this home was restored to have the greatest aesthetic value and historical significance in all of Russell Woods."

As mentioned previously, the applicant reports that the original windows were stolen while the house was vacant. The applicant asserts that the replacement windows currently installed in the main body of the house were "found in the trash down the street" and "they are rotted and nailed in sideways." It is unclear to staff if this is how he intends the windows to remain.

Regarding the reconfiguration of the window openings in the rear, the property owner has stated "the aluminum storms are a product of the 1950's. The window openings in the back were reconfigured at about the same time that the storms were put in. The single windows is a match for the brick side bedroom wall where there is one window." Staff is unable to verify these claims based on the limited documentation provided. The applicant contends that the new windows that were installed in the reconfigured rear portion of the home are Jeld-Wen W-3500 aluminum clad windows (6/1). While specs for these windows were not provided the staff, the homeowner states that these windows "were already approved by the commission for 4220 Sturtevant."

Additionally, the applicant states that, "The second (sic) floor door (sic) was not original." It is not clear if he is referring to the door itself or the door frame that opened onto the first floor roof. The applicant does offer insight to the elimination of the doorway, "In addition to the flat roof door not being original, safety requirements are not met due to lack of railing, lack of flat support structure, and the fact that the previously approved flat roof material is not rated for this type of use."

As per the modification to the siding at the rear of the home, the applicant states that the original condition of the rear was clad in stucco. He provided a construction detail showing his position on how the non-original wood shake cladding was installed, over the stucco. He states that the wood shake removed was "non-original and rotted". Because no detailed photo documentation was submitted prior to the removal of the wood shake, the condition of the siding cannot be determined.

The current exterior finish at the rear of the home is stucco with wood trim and decorative "half-timbering". The trim and decorative elements were painted grey while the stucco is a greenish- yellow. Mr. Groleau feels that this is an appropriate expression of the tudor style that is present throughout the Russell Woods neighborhood. "All you have to do is look to see that the home is a tudor and all tudors in the neighborhood had stucco uppers."

With the current proposal, the applicant is seeking the Commission's approval to resolve the following work associated with the exterior modifications of the home as per the stop work order:

Exterior Siding at rear

- The removal of wood shake siding and replacement with synthetic lap siding with simulated wood grain pattern on first floor
- The removal of wood shake siding and replacement with stucco and half-timbering on second floor

Window / Door Reconfiguration at rear

- *First Floor:* (2) West facing, double-hung windows removed
- *First Floor:* (3) South facing double-hung windows replaced with (1) double-hung window.
- *Second Floor: (2) S*outh facing double-hung windows replaced with (1) double-hung window at body of home
- *Second Floor: (2) S*outh facing double-hung windows replaced with (1) double-hung window at second story "bump-out"
- *Second Floor:* The removal of door that led to the roof of the lower story room.

Window Replacement- excluding rear portion of home

- Front façade- windows have been altered with the removal of frame & mullions. "Reinstallation" of sash was done within rough carpentry.
    - (7) double-hung windows
    - (1) casement window
- West façade, main body of home- windows have been replaced but not completely "installed"
    - (4) double-hung windows
    - (2) casement windows
- East façade, main body of home- windows have been replaced but not completely "installed"
    - (4) double-hung windows
    - (2) casement windows

Staff Observations:

Window Alteration:

While many of the window sash now extant in the main body of the house may be appropriate for the home and within the context of Russell Woods (15/1 light pattern with leaded glass uppers), the current method of installation must be corrected. The window bay on the second floor no longer have muntins

separating the three double-hung sashes and are framed in with lumber and plywood. It does appear that one of these windows is installed sideways. This condition should be corrected with three identical windows that maintain the style of the historic designation photo, with a 15/1 light pattern, separated with appropriately sized mullions and trim. The bay of windows installed on the first floor maintain the design of the designation photo, but do not seem to be properly installed. The trim and muntons should be restored to properly secure the window sashes.

The windows on the west elevation are clearly visible from the right of way. While the three non-operational casement windows maintain the wood and leaded glass indicative of what may have been originally installed, there are three double hung windows that do not maintain a consistent design across the elevation; 1/1, 15/15 and 1/15. Staff is unable to comment on the windows on the east elevation, as we did not venture on to the property and were unable to get detailed photos of the current windows and installation. However, they seem to be installed in the same manner, in the current state with rough lumber framing.

Rear Siding Replacement:
The applicant has stated that the wood shake siding on the rear was not original to the home and had deteriorated beyond repair. Staff walked around the block and found that the particular style of wood shake is a character defining feature on several homes in the neighborhood. While staff did find evidence of the tudor-style half timbering present on the front facades of homes in the neighborhood, we did not find evidence of stucco or half timbering on any rear projections from the body of the home. Due to the designation of the neighborhood in 1999, it is not uncommon to see homes have had historic wood cladding wrapped in horizontal vinyl or aluminum siding. It is staff's opinion, however, that this is not an appropriate material treatment for historic homes in this district.

Rear Window Replacement:
Based on the rear photos of the home taken prior to the exterior modifications, staff is unable to determine what the light configuration of the windows on the second floor before they were removed. The lower windows have 15/1 divided lights. The Jeld-Wen replacement windows maintain a 6/1 design, staff is unable to determine if the mullions are between glass or there are storm windows installed.

STAFF RECOMMENDATIONS

1. Window replacement: "Salvaged Windows" - Main body of home.
Per Standard 6 of the Interior Standards for Rehab, *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.*

Unfortunately, staff has limited documentation of the previous windows and is not able to verify that the windows that are currently installed replicate the "stolen" windows. However, there does seem to be evidence in the designation photo that the front windows did have the leaded glass in a 15/1 design. The current windows may be appropriate in some instances, however, all of these windows must be installed properly. Staff defers on offering a specific instruction on installation, as an experienced window contractor should be consulted before further work occurs. It is also staffs opinion that all windows must have a uniform look, especially at the front sets of windows, particularly, on the second floor. These windows should be identical in design, material, operation and color. Staff recommends that the applicant consult with a historic window specialist to craft a proposal as to how the "historic" windows will be installed properly and maintain a consistent look across the home. This proposal should be reviewed and approved by staff.

2. Window opening alterations: rear of home.
Per Standard 6 of the Interior Standards for Rehab, *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 alteration of the number and distribution of openings do change the historic character of the rear of the house. Staff finds that the work is inappropriate per Secretary of Interior 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*; 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.* Due to a lack of documentation on the previous windows, it is unclear if the current windows installed at the rear of the home maintain a faithful design of the existing windows. The Jeld-Wen units are aluminum-clad wood windows that display a 6/1 grid pattern. The windows were indeed previously approved as replacements (with external mullions) for a home down the street, 4220 Sturtevant.

3. Siding replacement: Rear of home.
Per Standard 6 of the Interior Standards for Rehab, *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.*

It is staff's opinion that the removal of the shake siding was not appropriate as there was no documentation of deterioration that indicated that all of the siding must be removed and replaced instead of repaired. Additionally, because of the particular style of installation, the wood shake siding is a character defining feature on this and many homes in the neighborhood. Additionally, while there may be tudor-style stucco and half timbering on some of the front facades, staff was unable to find an example of this on the rear facades of homes in the neighborhood. Generally, the rear elevations lack complex façade detailing. Additionally, while the horizontal siding installed may not be an appropriate material for replacement of the cedar shake, the Elements of Design notes under section (8) Relationship of textures, "horizontal elements" are listed. Many homes have installed horizontal siding of non-historic materials prior to the Historic Designation of the Russell Woods-Sullivan neighborhood in 1999.

It is staff's opinion that the shake siding should be restored on the back of the home, in the original "staggered" style that was removed. This can be achieved by a tradesman experienced in historic home restoration. Further, should the commission decide the exterior siding be removed or may remain, it should be painted a color appropriate to the architectural style of the home, from Color Chart: D.

1999 Historic Designation Photo- Front Elevation

SEC. 25-2-130. RUSSELL WOODS-SULLIVAN HISTORIC DISTRICT.

(A) a historic district to be known as the Russell Woods-Sullivan historic district is hereby established in accordance with the provisions of this article.

(B) this historic district designation is hereby certified as being consistent with the Detroit master plan.

(C) the boundaries of the Russell Woods-Sullivan Historic District are as shown on the map on file in the office of the city clerk, and shall be: on the north, a line beginning at a point at the intersection of the centerline of Waverly Avenue and the centerline extended northward of the north-south alley between Livernois Avenue and Broadstreet Boulevard; thence east along the centerline of Waverly Avenue to its intersection with the centerline of Broadstreet Boulevard; thence north along the centerline of Broadstreet Boulevard to its intersection with the centerline of West Davison Avenue, thence east along said centerline of West Davison Avenue to its intersection with the centerline extended northward of the north-south alley between Broadstreet Boulevard and Petoskey Avenue; thence south along the centerline of said alley to its intersection with the centerline of the east-west alley between West Davison and Waverly Avenue; thence east along the centerline of said alley to its intersection with the centerline of Petoskey Avenue; thence south along the centerline of Petoskey Avenue to its intersection with the centerline of Waverly Avenue; thence east along the centerline of Waverly Avenue to its intersection with the centerline of Holmur avenue; thence north along centerline of Holmur avenue to its intersection with the centerline of West Davison Avenue; thence east along said centerline of West Davison Avenue to its intersection with the centerline of Dexter Boulevard; thence south along said centerline of Dexter Boulevard to its intersection with the centerline of Waverly Avenue; thence east along said centerline of Waverly Avenue to its intersection with the centerline of the north-south alley lying between Dexter Boulevard and Wildemere Avenue. On the east, the centerline of the north-south alley lying between Dexter Boulevard and Wildemere Avenue. On the south, a line beginning at a point, that point being the intersection of the centerline of the north-south alley lying between Dexter Boulevard and Wildemere Avenue with the southern boundary, extended eastward and westward, of lot 36 of Linwood Heights subdivision (l.35, p.6); thence westerly along said southern boundary of lot 36 to its intersection with the centerline of Dexter Boulevard; thence north along the centerline of Dexter Boulevard to its intersection with the southern boundary of the Daniel Sullivan's dexter blvd. #1 subdivision (l.55, p.53); thence westerly along the southern boundary of Daniel Sullivan's dexter blvd. #1 subdivision (l.55, p.53) and continuing along the southern boundary of the Russell Woods subdivision (l.34, p.3) to its intersection with the centerline of the north-south alley between Broadstreet Boulevard and Martindale avenue; thence south along the centerline of said alley to its intersection with the south line of lot 336, extended east and west, of Brown and Babcock's subdivision (l.16, p.15); thence west along said lot line as extended to its intersection with the centerline of Broadstreet Avenue; thence north along said centerline of Broadstreet Boulevard to its intersection with the south lot line of lot 20 of Brown and Babcock's subdivision (l.16, p.15), as extended east and west; thence west along said south line of lot 20 to its intersection with the centerline of the north-south alley between Cascade Avenue and Broadstreet Boulevard; thence north along the centerline of said alley to its intersection with the centerline of the east-west alley lying between Cortland Avenue and Elmhurst Avenue and adjacent to the northwest corner of lot 17 of Brown and Babcock's subdivision (l. 16, p.15); thence west along said alley to its intersection with a line 192 feet west of the east lot line of out lot 8 of Joseph Yerkes subdivision of the northerly part of fractional 1/4

sec. 30, t.t.a.t. (L.3, p.38) as extended north and south; thence north along said line to its intersection with the southern boundary of the Russell Woods Subdivision (l.34, p.3); thence westerly along the southern boundary of the Russell Woods Subdivision (l.34, p.3) to its intersection with the centerline of the north-south alley lying between Livernois Avenue and Broadstreet Boulevard and immediately adjacent to the rear of the lots fronting on the east side of Livernois Avenue. On the west, the centerline of the north-south alley directly south of Livernois Avenue. (The property included within these boundaries includes lots 1-443 and lots 445-620 of the Russell Woods Subdivision, liber 34 page 3; lots 1-20 and 336-350 of Brown & Babcocks subdivision, liber 16 page 15; lots 1-4, 67-73, and 136-142 of Lathrup's Dexter Boulevard Subdivision, liber 32 page 15; lots 36-66 of the Linwood Heights Subdivision, liber 35 page 6; lots 10-14 of Sullivan's Dexter Boulevard Subdivision, liber 46 page 30; lots 74-571 of Sullivan's Dexter Boulevard Subdivision no. 1, liber 55 page 53; out lot 7 of Joseph Yerkes subdivision of the northerly part of part of the fractional quarter section 30, ten thousand acre tract, liber 3 page 36; and all that part of quarter section 12, ten thousand acre tract, lying between Davison Avenue and Waverly Avenue and between Dexter Boulevard and vacated Holmur Avenue.

(D) The design treatment level of the Russell Woods-Sullivan Historic District shall be conservation as provided for in section 25-2-2(3) of this code.

(E) The defined elements of design, as provided for in section 25-2-2 of this code, shall be as follows:

(1) *Height*. The dominant residential structures in the Russell woods-Sullivan historic district range from one-and-a-half (1½) to two-and-a-half (2½) stories tall, with those of two (2) to two-and-a-half (2½) forming a substantial majority. One-and-a-half (1½) story houses typically have a very steep roof pitch, increasing the overall height. A few one (1) story houses exist but are not characteristic. Additions to existing buildings shall be related to the existing structure. Commercial and institutional structures on dexter boulevard and one (1) apartment building adjacent to dexter boulevard depart from these norms, ranging in height from one to four stories. New single family and two family residences shall meet the following standards:

(i) Eight (8) adjoining houses on the same block face, excluding any one-story houses, shall be used to determine an average height. If eight (8) houses are not available on the same block face, then one (1) or more houses as close as possible to being directly across the street from the proposed structure may be used. The height of the two (2) adjoining houses shall be added into the total twice, with a divisor of ten (10) used to determine the average. The main roof of any new building must have a height of at least eighty percent (80%) of the resulting average. In no case shall a new building be taller than the tallest roof height included in the calculation. In determining the height of existing buildings and proposed buildings, the highest point of the main roof shall be used, even where towers or other minor elements may be higher.

(ii) The level of the eaves of the proposed new structure has as much or more significance for compatibility as the roof height. Therefore, an average eave or cornice height shall be determined by the process in Subsection (E)(1)(i) of this section described , again excluding one-story houses. The proposed new structure shall have a height at the eaves or cornice of not less than ninety percent (90%) of the average determined from existing structures; and in no case shall the eaves or cornice of the proposed structure be lower than the lowest eave or cornice height used in the computation, or higher than the highest eave or cornice.

(2) *Proportion of buildings front facades*. The typical front facade of a single or two-unit house in the Russell Woods-Sullivan Historic District is approximately as tall to its eaves as it is wide. One-and-a-half (1½) story houses sometimes have facades wider than tall, but balanced by a steeply pitched roof resulting in a balanced overall composition. The two terrace buildings are wider than tall along Petoskey; multi-story apartment buildings are taller than wide. Commercial buildings that contribute to the historic district on Dexter Boulevard, where they exist adjacent to similar buildings, form a horizontal row.

(3) *Proportion of openings within the facades*. In residential buildings, openings amount to between twenty (20) and thirty-five (35) percent of the front facade, with the majority ranging from twenty-five (25) to thirty (30) percent. Buildings of the "moderne" and "Art deco" styles will have a percentage of openings in the upper portion of the general range. Typical openings are taller than wide. It is not uncommon for several windows which are taller than wide to fill a single opening which is wider than tall. Houses built later in the period of development sometimes have individual windows which are balanced or somewhat wider than tall; such a window is often the main opening of the first floor front facade.

(4) *Rhythm of solids to voids in front facades*. In four-square style buildings and buildings derived from classical precedents, voids are usually arranged in a symmetrical and evenly-spaced manner within the facades. In examples of other styles, particularly those of english medieval inspiration, voids are arranged with more freedom, but usually result in a balanced composition. On dexter boulevard, the repetitive flow of storefront openings, where they exist, create a rhythm along the commercial frontage.

(5) *Rhythm of spacing of buildings on streets*. In the Russell Woods-Sullivan Historic District, the spacing of the buildings is generally determined by the lot sizes and setbacks from side lot lines. There is a general regularity in the widths of subdivision lots from one block to another. The residential lots generally range from thirty-five to forty (40) feet wide, with the exception of Broadstreet Boulevard, where the majority of lots range from forty-eight (48) feet to sixty-eight (68) feet in width, the larger being the corner lots. Also with the exception of Broadstreet Boulevard, houses are usually situated close to the western lot line, allowing for just enough space for a side driveway along the eastern lot line.

(6) *Rhythm of entrance and/or porch projections*. Porch types relate to the type and style of the building. Buildings with an upper and lower unit, primarily on

Cortland Avenue, Buena Vista Avenue, Tyler Avenue and Waverly Avenue, often have two story porches that project from the main wall surface. One common entrance arrangement on vernacular english revival single-family houses is that of a slightly projecting, steeply gabled vestibule, either enclosed or open, entered through an arched opening. The first floor wall surface of the front facade is sometimes extended to contain either a narrow arched opening for pedestrians to pass or a car-width sized opening serving as an entrance over the driveway for a car to pass through. Another common arrangement, predominantly at the eastern end of the district in the Sullivan Subdivision, is the open porch with metal awning frames overhead. In general, a variety of residential porch types exist in the district; most tend to be shallow, are not always covered, and vary in placement on the front facade. They create an interesting rhythm along the streetscape, especially where a number of any one kind exist in a row.

(7) *Relationship of materials*. The majority of houses are faced with brick, often combined with wood, stone or stucco. Some houses on glendale and Waverly Avenues in the Russell Woods Subdivision are entirely of wood; very few houses are entirely stucco. Stone trim is common, and wood is almost universally used for window frames and other functional trim . Windows are commonly either metal casements or wooden sash. Original metal awning shades and balustrades exist. Roofs on the majority of the buildings in the Russell Woods-Sullivan Historic District are now asphalt shingled, whereas many were likely originally shingled in wood. Only two apartment buildings on Broadstreet Boulevard and the Broadstreet presbyterian church retain their slate roofs.

(8) *Relationship of textures*. The major texture is that of brick laid in mortar, often juxtaposed with wood or smooth or rough-faced stone elements and trim. Textured brick and brick laid in patterns creates considerable interest, as does half-timbering, leaded and subdivided windows, and wood shingled or horizontal sided elements. Slate and wood shingle roofs have particular textural values where they exist. Asphalt shingles generally have little textural interest, even in those types which purport to imitate some other variety.

(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. Roofs are in natural colors (tile and slate colors, natural and stained wood colors), and asphalt shingles are predominantly within this same dark color range. Paint colors often relate to style. The buildings derived from classical precedents, particularly those of neo-classical styles, generally have woodwork painted white, cream, or in the range of those colors. Colors known to have been in use on similar buildings of this style in the eighteenth or early twentieth centuries may be considered for appropriateness. Buildings or vernacular english revival styles generally have painted woodwork and window frames of a dark brown or cream color. Half timbering is almost always stained dark brown. Tile, mosaics, and stained glass, where it exists as decoration visible on the front facade, contributes to the artistic interest of the building. The original colors of any building, as determined by professional analysis, are always acceptable for a house, and may provide guidance for similar houses.

(10) *Relationship of architectural details*. The architectural elements and details of each structure generally relate to its style. Residential buildings derived from classical styles display modest detail, mostly in wood. Porches, shutters,

window frames, cornices, and dormer windows are commonly, although not always, treated. Characteristic elements and details displayed on vernacular english revival- influenced buildings include arched windows and door openings, steeply pitched gables, towers, and sometimes half-timbering . Artistic touches, including stained glass, tile, and mosaics, provide artistic decoration. Bungalows and arts and crafts style buildings feature wide porches and overhangs. Commercial buildings along dexter avenue range in style from neo-georgian to art deco and art moderne. Institutional buildings on dexter boulevard are art moderne or modern in appearance. Broadstreet presbyterian church is vernacular late neo-gothic in style. In general, the district is rich in early to mid-twentieth century architectural styles.

(11) *Relationship of roof shapes*. The Russell Woods-Sullivan Historic District is primarily composed of houses displaying a variety of roof shapes relating to style. Common are the multiple steeply sloped gables and substantial chimneys present on vernacular english revival-influenced houses. Typical houses built in the 1930s in the Sullivan Subdivision often have turrets and gables projection above the roof line. Classically-inspired buildings display pitched roofs, with or without dormers; some have front or side-facing gambrels. Roofs of houses built later in the period of development of the district tend to have significantly lower slopes. Commercial buildings on dexter have flat roofs that are not visible from the street

(12) *Walls of continuity*. The common setbacks of the houses on the residential streets and the placement of commercial buildings on dexter at the front lot line create very strong walls of continuity.

(13) *Relationship of significant landscape features and surface treatments*. The typical treatment of individual properties is a flat front lawn area in grass turf, subdivided by a straight or curving walk leading to the front entrance and a single width side driveway leading to a garage at the rear of the lot. Recent front yard steel lamp posts with round globes are common on some blocks. Foundation plantings, often of a deciduous nature and characteristic of the period 1920-1960, are present virtually without exception. Large evergreen trees shield some houses from view. There is variety in the landscape treatment of individual properties. Hedges and fencing between properties are not common, although rear yards are commonly fenced. There is a wide range in the type of fencing, with chain-link common. The placement of trees on the tree lawn between the public sidewalk and curb varies from block to block or street to street, and is not consistent, although rows of maple trees have been planted to replace the mature maples on Cortland. Lack of street trees in some blocks likely reflects loss through disease of the american elms once common in Detroit. Replacement trees should be characteristic of the area and period. Plantings of new trees should be directed to "tree lawns" and medians. If American elm is planted, it should be disease resistant. Street lighting throughout the district is mounted on wooden utility poles, except around Russell Woods Park, where tall steel standards are located on the periphery of the park. On corner lots, garages and driveways face the side streets. Alleys have been vacated.

(14) *Relationship of open space to structures*. The Russell Woods-Sullivan Historic District has as its main open space Russell Woods Park, bounded by Old Mill Place, Fullerton Avenue, Broadstreet Boulevard and Leslie Avenue. Another public recreational area exists at the northeast corner of the district between

Waverly Avenue and West Davison Avenue. All houses have rear yards as well as front yards. Additional open space on Dexter Boulevard and West Davison avenue is a result of building demolition and the existence of parking lots.

(15) *Scale of facades and facade elements*. The Russell Woods-Sullivan Historic District comprises a neighborhood of moderately scaled houses and multi-unit buildings and a low-scale commercial strip along dexter avenue. Single-family houses on Broadstreet Boulevard are generally larger in scale than houses elsewhere in the district, with the exception of some comparably-scaled houses on corner lots. Elements and details within are appropriately scaled, dependent on the style of the building. Broadstreet Presbyterian Church is a small-scale religious institution.

(16) *Directional expression of front elevations*. Most single family houses in the Russell Woods-Sullivan Historic District are neutral in directional expression, with the exception of a few of the neo-tudor revival houses on Broadstreet and more recent houses in the ranch and tri-level styles, which express themselves horizontally. Multi-story apartment buildings are vertical in directional expression; institutional buildings and commercial buildings, especially where they exist in rows, are horizontal in directional expression.

(17) *Rhythm of building setbacks*. Front and side yard setbacks are consistent on each residential street in the Russell Woods-Sullivan Historic District; the contributing commercial buildings on Dexter Boulevard are set at the front lot line and have no front or side yard setback. Setbacks for institutional buildings vary.

(18) *Relationship of lot coverages*. The lot coverage for the single and two-family residential structures ranges generally from twenty-five (25) per cent to thirty-five (35) per cent, including the usual freestanding garage. The multi-unit structures adjacent to Petoskey Street have about sixty (60) percent lot coverage, while the apartment building at Dexter Boulevard and Tyler Avenue has a lot coverage of approximately eighty (80) per cent. Commercial buildings on Dexter Boulevard have a range of lot coverages from approximately twenty (20) per cent to one hundred (100) per cent, with contributing structures ranging generally from sixty (60) percent to eighty (80) percent. They are typically placed at the front lot line, but may not fill the lot at the rear. The commercial structures on Dexter Boulevard that have a lot coverage as low as twenty (20) percent are usually the more recent structures which provide paved areas on the property; lot coverage for institutional buildings in the district varies considerably. Broadstreet Presbyterian Church occupies approximately forty (40) per cent of its property; its siting at the rear lot line with an addition at its south end create a substantial green space in front.

(19) *Degree of complexity within the facades*. The facades within the Russell Woods-Sullivan Historic District range from very simple to quite complex, depending on style, but are straightforward in its arrangement of elements and details; overall, there is a low degree of complexity.

(20) *Orientation, vistas, overviews*. The orientations of buildings and streets were created by the subdivision plans, which place the largest lots and houses on a north-south street, Broadstreet Boulevard, and adjacent to a park, and assign smaller lot sizes and houses to adjacent east-west streets. Individual houses are oriented toward the street, almost without exception; even the multiple unit buildings located on buena vista street and tyler street at Petoskey Street have been given more fully developed facades facing the main residential streets. The

residential neighborhood is sandwiched between two major commercial thoroughfares, Dexter Boulevard on the east and Livernois Avenue on the west.

(21) *Symmetric or asymmetric appearance*. Front facades of buildings range from completely symmetrical to assymetrical but balanced.

(22) *General environmental character*. The Russell Woods-Sullivan Historic District is a fully-developed middle-class residential area of the second quarter of the twentieth century, with a planned hierarchy of housing stock ranging from the largest houses on Broadstreet and adjacent to the park to the smaller, including double houses, located on the east-west streets. Its straight streets and the consistent lot sizes on each street create a comfortable and handsome urban residential environment.

4801 Sturtevant

Description of Work: Remove Stop Order – details received from commission 10/30/19

Stop Work order reads:

- *Removal of wood shakes at rear and replacement with painted horizontal siding at the 1st story and painted half-timbering/stucco at 2nd story*
- *Reconfiguration, and elimination of, window openings/door at rear*
- *Removal of, and alterations to windows*

We don't agree on wether the wood shakes at rear were salvageable

Why would I spend all this money and time if I could just paint the existing shakes?

I it also true that the appearance is important according to section 5.(3)(d) "Other factors, such as aesthetic value, that the commission finds relevant." The aesthetic value of a non orginal rotted shake is no too good.

We don't agree on the original 1925 condition of the house

Your applicant maintains the back of the home was restored to the original 1925 condition. The aluminum storms are a product of the 1950s. The window openings in the back were reconfigured at about the same time that the storms were put in. The single windows is a match for the brick side bedroom wall where there is one window. This relates to 5.(3)(d) "The relationship of any architectural features of the resource to the rest of the resource and to the surrounding area."

Your applicant found that wood strips were attached to the stucco to nail the shakes to. This is a practice shown below. The bottom shakes were placed directly over the lap. The seconf floor dor was not original.

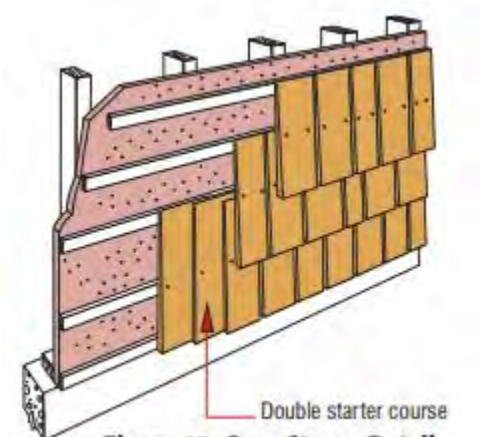


Figure 15: Over Stucco Detail

Additional proof for applicant's position on rear of house.

If this application is rejected, your applicant may hire a 3 party expert to date the remaing samples and have this available in the appeals stage.

Section 5.(6)(a) “The resource constitutes a hazard to the safety of the public or to the structure's occupants.” In addition to the flat roof door not being original, safety requirements are not met due to lack of railing, leck of flat support structure, and the fact that the previously approved flat roof material is not rated for this type of use.

Section 5.(3) (a) “The historic or architectural value and significance of the resource and its relationship to the historic value of the surrounding area.” The pictures will show that the back of this home was restored to have the greatest aesthetic value and historical significance in all of Russell Woods.

Section 5.(3)(c) “The general compatibility of the design, arrangement, texture, and materials proposed to be used.” Half timbered stucco upper is the hallmark of a tudor. Cedar lap is a period correct siding and material for lower. Jeld-Wen W-3500 aluminum clad windows were alreay approved by the commission for 4220 Sturtevant.

4801 Sturtevant

Request for permission to repair porch by salvaging existing materials

HISTORIC DISTRICT COMMISSION
PROJECT REVIEW REQUEST

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

DATE: 9-23-19

PROPERTY INFORMATION

ADDRESS: 4801 Sturtevant, Detroit AKA:

HISTORIC DISTRICT: Russell Woods

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

APPLICANT IDENTIFICATION

- [x] Property Owner/ Homeowner
- [ ] Contractor
- [ ] Tenant or Business Occupant
- [ ] Architect/Engineer/ Consultant

NAME: Wayne Groleau / Brenda Holler COMPANY NAME:

ADDRESS: 17965 Kirkshire CITY: Beverly Hills STATE: MI ZIP: 48025

PHONE: MOBILE: 248-431-9611 EMAIL: inrush2112@yahoo..

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 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

1. Photos:

301

301

801

2. Existing conditions – per photos, porch is falling apart.
3. Project – re-build porch with existing bricks
4. Details

- Remove existing brick
- Clean off old mortar
- Rebuild walls with this same salvaged brick
- Use existing footprint
- Concrete Cap repaired as necessary

5. Brochures – NA (attempting to salvage original brick)

BUILDING PERMIT APPLICATION

CITY OF DETROIT
BUILDINGS, SAFETY ENGINEERING & ENVIRONMENTAL DEPARTMENT
2 WOODWARD AVENUE, ROOM 409, DETROIT, MICHIGAN 48226

☐ Expedited Plan Review Request (subject to additional fees) **Date:** 10/08/18

Property Information

Address: 4801 Sturtevant 48024 Floor: ____ Suite#: ____ Stories: 2

AKA: ____ Lot(s): ____ Subdivision: ____

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

Current Use of Property: ____ Proposed Use of Property: ____

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

Project Information

Permit Type

☐ New ☐ Alteration ☐ Addition ☐ Demolition ☐ Correct Violations ☐ Foundation Only ☐ Temporary Use

☐ Change of Use ☒ Other: Repair Roof

☐ 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)

Roof is leaking in several Places. 1. Remove Shingles 2. Replace Rotted wood 3. Place water/ice and synthetic felt 4. New Shingles 20 Square

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 feet

Construction involves changes to the floor plan? (e.g. interior demolition or constructing new walls) ☐ Yes ☐ No

Use Group: ____ Type of Construction (per current MI Bldg Code Table 601): ____

Estimated Cost of Construction $ 6,000 (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: NA List materials to be stored in the building: NA

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

Current Legal Land 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:** ____

PERMIT #

BUILDING PERMIT APPLICATION

CITY OF DETROIT BUILDINGS, SAFETY ENGINEERING & ENVIRONMENTAL DEPARTMENT

Identification (All Fields Required)

Property Owner / Homeowner ☒ Property Owner/Homeowner is Permit Applicant

Name: Brenda Holler / Company Name:

Address: 17965 Kirkshire City: Beverly Hills State: MI Zip: 48025

Phone: Mobile: 586-668-0072

Driver's License#: 460 098 564 770 Email: brendaholler@yahoo.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.

HONG C ZASUCHA
Notary Public - State of Michigan
County of Macomb
My Commission Expires Nov 4, 2023
Acting in the County of

Print Name: Brenda Holler (Homeowner) Signature: Brenda Holler Date: 10-8-18

Subscribed and sworn to before me this 8 day of Oct. 20 18 A.D. Macomb County, Michigan

Signature: (Notary Public) My commission expires: Nov 4, 2023

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 responsibilty thereunder. I certify that the proposed work is authorized by the owner of 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 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 REFUNDED.

HONG C ZASUCHA
Notary Public – State of Michigan
County of Macomb
My Commission Expires Nov 4, 2023
Acting in the County of Macomb

Print Name: Brenda Holler (Permit Applicant) Signature: Brenda Holler Date: 10-8-18

Subscribed and sworn to before me this 8 day of Oct. 20 18 A.D. County, Michigan

Signature: (Notary Public) My commission expires: Nov 4, 2023

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. Violators of Section 23a are subject to civil fines.

501

STOP WORK
801
POSTED

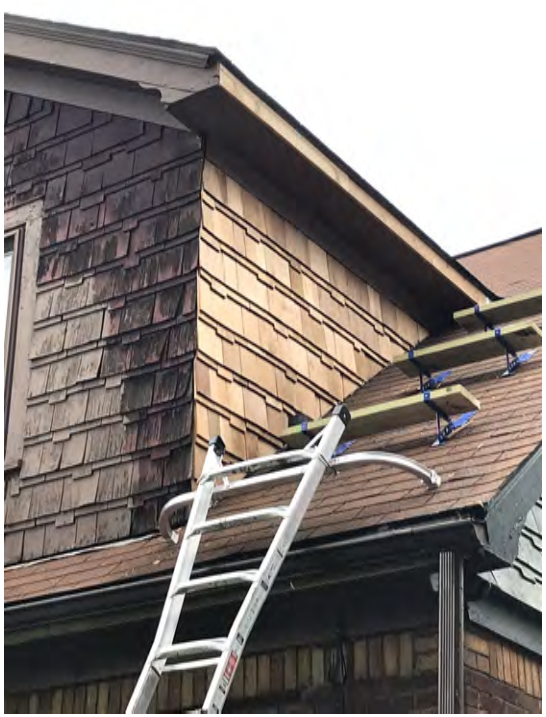
LEGAL NOTICE
STOP WORK
801

POSTED
WEATHER CARD

4790

4246
4246

4871
IN MOTION



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 or 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

FIND OUT MORE! www.detroitmi.gov/hdc

SUBMIT ALL DOCUMENTATION TO: hdc@detroitmi.gov