

4/19/22

NOTICE OF DENIAL

Sterling Howard
2525 W. Boston
Detroit, MI 48206

RE: Application Number 22-7745; 2525 W. Boston; Boston-Edison Historic District

Dear Applicant,

At the Regular Meeting that was held on April 13, 2022, the Detroit Historic District Commission (“DHDC”) reviewed the above-referenced application. Pursuant to Section 5(1) and 9(1) of the Michigan Local Historic District Act, as amended, being MCL 399.205 (1), MCL 399.209 (9) and Sections 21-2-78 and 21-2-80 of the 2019 Detroit City Code; the DHDC hereby issues a Denial for the following work, effective on April 19, 2022, as it will be inappropriate according to the Secretary of Interior’s Standards for Rehabilitation and the district’s Elements of Design:

The removal of the porte-cochere and replacement of the front steps and flanking wingwalls with the proposed front porch.

The reasons for the denial are a failure to meet the following specific Standards or Elements:

- 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 historic 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.***

The application may be resubmitted for the Historic District Commission's review when suggested changes have been made that address the cited reasons for denial, if applicable.

Please be advised that, in accordance with MCL 399. 211 and Section 21-2-81 of the 2019 Detroit City Code, an applicant aggrieved by a decision of the DHDC may file an appeal with the State Historic Preservation Review Board. Within sixty (60) days of your receipt of this notice, an appeal may be filed with:

Jon Stuckey, Michigan Department of Attorney General
2nd Floor, G. Mennen Williams Building
525 West Ottawa Street
P.O. Box 30754
Lansing, MI 48909

Phone: 517-335-0665
E-mail: stuckeyj@michigan.gov

If you have any questions regarding the foregoing, please contact staff at 313-224-1762 or hdc@detroitmi.gov.
For the Commission:



Daniel Rieden
Detroit Historic District Commission

DHDC 22-7745

APPROVAL DOCUMENT – POST AT WORK LOCATION

CITY OF DETROIT
HISTORIC DISTRICT COMMISSION

2 WOODWARD, SUITE 808
DETROIT, MICHIGAN 48226

4/19/22

CERTIFICATE OF APPROPRIATENESS

Sterling Howard
2525 W. Boston
Detroit, MI 48206

RE: Application Number 22-7745; 2525 W. Boston; Boston-Edison Historic District

Dear Applicant,

At the Regular Meeting that was held on April 13, 2022, the Detroit Historic District Commission (“DHDC”) reviewed the above-referenced application. Pursuant to Section 5(1) of the Michigan Local Historic District Act, as amended, being MCL 399.205 (1) and Sections 21-2-73/21-2-78 of the 2019 Detroit City Code; the DHDC hereby issues a Certificate of Appropriateness (“COA”) for the following work, effective on April 19, 2022, as it meets the Secretary of Interior’s Standards for Rehabilitation and the district’s Elements of Design:

- ***Using Sherwin Williams paint, SW 6141, paint house trim to existing color off-white color.***
- ***Rehabilitate windows and doors per attached application.***

The Certificate of Appropriateness is issued with the following conditions:

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

Please retain this COA for your files and post it at the subject property until work is complete. It is important to note that approval by the DHDC does not waive the applicant's responsibility to comply with any other applicable ordinances or statutes. If you have any questions regarding the foregoing, please contact staff at 313-224-1762 or hdc@detroitmi.gov.

For the Commission:



Daniel Rieden
Detroit Historic District Commission

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!

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

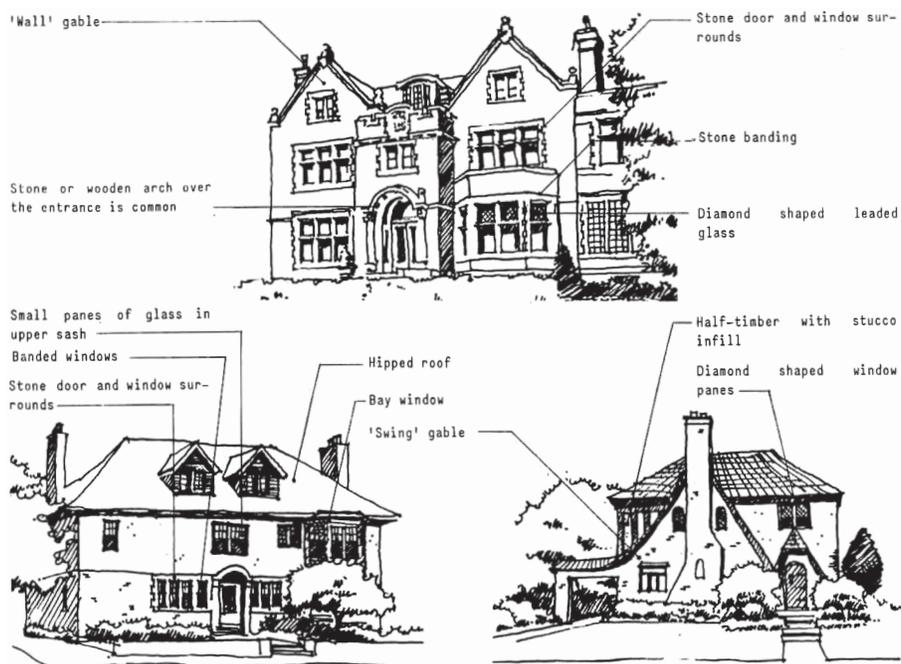
Detroit is particularly rich in examples of the Tudor, Gothic, and English Cottage Styles erected after the turn of the century. Usually of stone, brick, and heavy timber construction, these houses were often influenced by the Arts and Crafts Movement which stressed the use of such natural materials. 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.

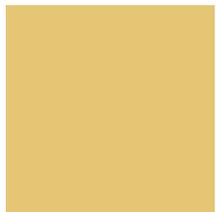
The more self-consciously Art and Crafts houses will hew closely to the guidelines set down above, stressing the darker browns, reds and greens and a concern for stucco that is natural in color and lighter than the dark framing of heavy wood and stone.



COLOR SYSTEM D

ACCEPTABLE COLOR COMBINATIONS *MS = MUNSELL STANDARD

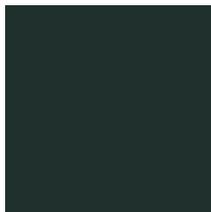
BODY	TRIM	SASH	SHUTTERS
Stucco: Leave natural or match original stucco color, or A:3, A:4, C:4, C:5, D:1, D:2	Match half-timbering color of match existing stone trim color or match shingle color or A:8, A:9, B:6, B:8, B:11, B:12, B:13, B:14, B:18	Match trim color or A:9, B:18, B:19	Match trim color or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



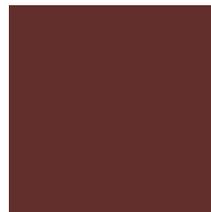
A:3 Light Yellow
MS: 5Y 8/6



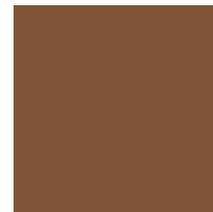
A:4 Pale Yellow
MS: 2.5Y 8.5/4



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



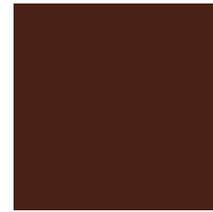
B:12 Grayish Green
MS: 10G 4/2



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/



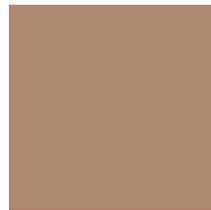
C:4 Yellowish White
MS: 5Y 9/1



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

FIND OUT MORE! www.detroitmi.gov/hdc

SUBMIT ALL DOCUMENTATION TO: hdc@detroitmi.gov