

11/22/22

**NOTICE OF DENIAL**

Kendra Paul  
19434 Stratford Rd.  
Detroit, MI 48221

**RE: Application Number 22-8094; 19434 Stratford Rd.; Sherwood Forest Historic District**

Dear Applicant,

At the Regular Meeting that was held on November 16, 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 November 22, 2022, as it will be inappropriate according to the Secretary of Interior's Standards for Rehabilitation and the district's Elements of Design:

- *The replacement of the original front pathway with a wider pathway,*
- *Installation of the concrete, storage pad in the front yard,*
- *The use of stamped, color-treated concrete,*
- *The installation of the front yard wall*

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.*
- 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*

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  
2<sup>nd</sup> 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](mailto:hdc@detroitmi.gov).  
For the Commission:



Daniel Rieden  
Detroit Historic District Commission

# DHDC 22-8094

## APPROVAL DOCUMENT – POST AT WORK LOCATION

CITY OF DETROIT  
HISTORIC DISTRICT COMMISSION

2 WOODWARD, SUITE 808  
DETROIT, MICHIGAN 48226

11/22/22

### CERTIFICATE OF APPROPRIATENESS

Kendra Paul  
19434 Stratford Rd.  
Detroit, MI 48221

**RE: Application Number 22-8094; 19434 Stratford Rd.; Sherwood Forest Historic District**

Dear Applicant,

At the Regular Meeting that was held on November 16, 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 November 22, 2022, as it meets the Secretary of Interior’s Standards for Rehabilitation and the district’s Elements of Design:

- *The proposed driveway (without the turnaround area) per the conditions listed below*
- *The replacement of the front walkway per the conditions listed below*
- *The front yard and rear yard landscape (without the rear turn around area) per the conditions listed below and per the attached drawings and description*

The Certificate of Appropriateness is issued with the following conditions:

- *The applicant work with Staff to introduce some areas of lawn in the public berm and front yard and to issue more appropriate material in the landscape that reduces the number of edge materials to create a more cohesive and legible design.*
- *The applicant work with Staff to adjust the design of the driveway and walkway with the following changes:*
  - *Maintain the walkway’s historic width.*
  - *Maintain the driveway to a width no wider than 10’ until it approaches the garage, and then expand to a width that is no wider than the garage itself.*
  - *To have both the walkway and driveway be of material that is either concrete (non-stamped, non-color treated), exposed aggregate concrete, brick, or stone.*
- *The applicant work with staff to confirm the following for the proposed iron fence:*
  - *A site plan that shows that the fence does not project past the front face of the house and the height of the fence conforms to the Historic District Commission’s fence guidelines.*
  - *A product sheet that confirms the dimensions and materiality of the fence and gate*
- *The above conditions are reviewed and approved by staff before execution.*

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](mailto:hdc@detroitmi.gov).

For the Commission:



Daniel Rieden, Detroit Historic District Commission

scope of work

SOME AREAS.

DRIVEWAY concrete will have a decorative

DRIVEWAY CONCRETE WILL HAVE A DECORATIVE  
FINISH - STAINED CONCRETE

Stamping on surface. S

cobble stone / brick pattern.

Also if permitted the drive way will be

Also, if formatted, the above way will be

tinged with black, brown, tan, burgundy tones

to mimic brick color on house

back of 1 1/2 1 1/2 0 1

2 BACK column lights on both sides of driveway







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From: Benjamin Buckley  
To: Highway District Commission (Staff)  
Subject: FW: [EXTERNAL] Re: 19343 Stratford - HDC Application  
Date: Wednesday, September 28, 2022 3:24:29 PM

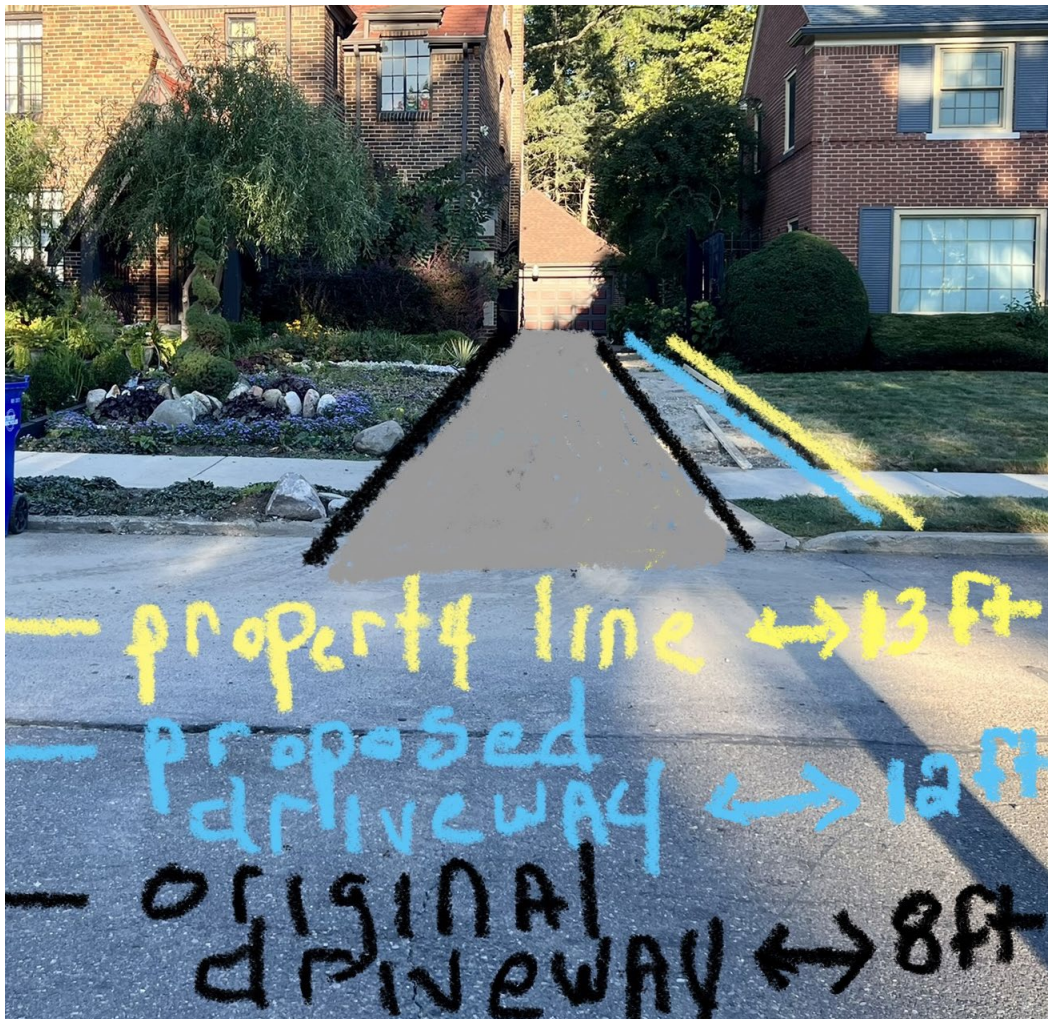
From: skillset10@gmail.com <skillset10@gmail.com>  
Sent: Wednesday, September 28, 2022 8:50 AM  
To: Benjamin Buckley <benjamin.buckley@detroitmi.gov>  
Subject: [EXTERNAL] Re: 19343 Stratford - HDC Application

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Intergenerational Connect  
Detroit, MI 48221  
Kendra Paul  
313-717-8242

On Sep 26, 2022, at 11:18 AM, Benjamin Buckley <[benjamin.buckley@detroitmi.gov](mailto:benjamin.buckley@detroitmi.gov)> wrote:

Good morning,

Historic District Commission Staff were able to review your application for 19343 Stratford. Unfortunately staff does not have the authority to approve the project, and it will have to be heard at a monthly meeting of the Commissioners.

Staff would like to request a few more pieces of information in order to have a more complete application. Can you provide a dimensioned site plan showing the proposed plan in relation to the existing plan? Can you also provide dimensioned drawings of the plinths proposed at the driveway entry? Any additional details you have on materials would also be welcome.

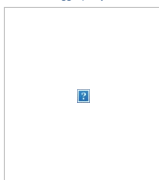
Please let me know if you would like to be docketed for the next monthly meeting. If so, staff will be in touch with further details closer to the meeting date.

Thank you in advance,

Ben Buckley

**Benjamin Buckley**

Planner II | Historic Preservation Team  
Planning & Development Department | City of Detroit  
Coleman A. Young Municipal Center, 2 Woodward Avenue, Suite 808, Detroit, MI 48226  
Phone: 313.224.4803  
Email: [benjamin.buckley@detroitmi.gov](mailto:benjamin.buckley@detroitmi.gov)  
Website: [detroitmi.gov/pdd](http://detroitmi.gov/pdd)  
Michael E. Duggan, Mayor



From: [Kendra Paul](#)  
To: [Ken Stratford - Stratford Property](#)  
Subject: 19434 Stratford  
Date: Tuesday, October 22, 2023 2:23:28 PM

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**19434 Stratford**

To whom it may concern,

All grass has been removed from lawn and replaced with a drought tolerant ground cover. I've tried to maintain grass for many years, to no avail. In 2018, I even removed all the grass and put in new sod, but due to my not having an irrigation system, it ended up dying off. I am also opposed to contaminating the water supply with the various chemicals needed to maintain grass. Not to mention the health hazards these chemicals causes to humans, pets, bees and other beneficial insects. After observing other neighbors with ground cover as lawns, I decided to try it out. And it has worked beautifully. It gives me a more organic option that's not only healthier but less expensive because I rarely have to water it. California, Colorado, Arizona, Utah and Nevada are just a few of the states that are paying homeowners up to \$2,000 to remove their water inefficient grass replacing it with drought-tolerant landscaping. My landscaping consists of 95% drought tolerant plantings. Sometimes I'll add annual flowers to fill in the blank spots. But once the ground cover fills in, the flowers are no longer needed. It was brought to my attention about the black metal edging that's showing in my yard. This edging is used to contain the decorative rock that's in the landscaping. Once the ground cover has filled in, the metal edging will no longer be visible. Wooden timbers painted black, have been added to the property line on both sides to prevent the ground cover from infringing on my neighbors lawn. It has also been installed outside of flowerbed running along walkway.

Material list

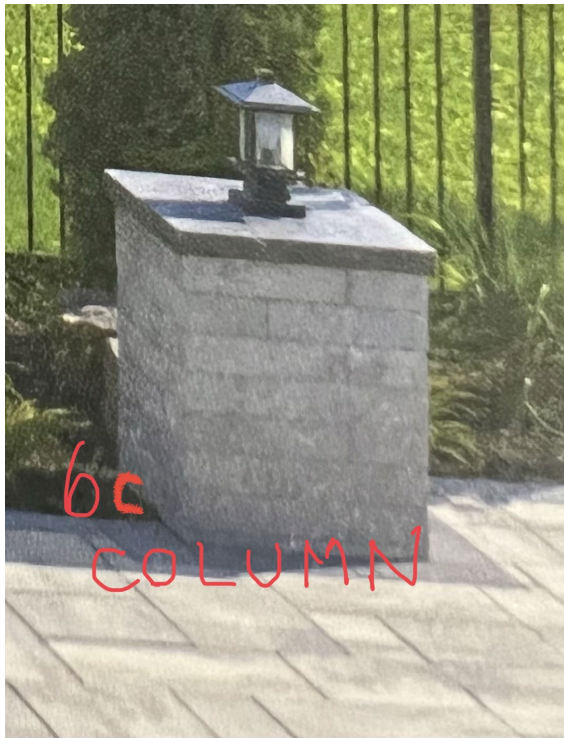
- 1. Black metal edging- outlines flower/ rock beds
- 2. Pressure treated 4x4 timbers painted black- contains ground cover
- 3. Boulder stones- inside of flower/rock beds
- 4. Decorative rocks- inside flower/rock beds
- 5. Exposed aggregate/stamped concrete front walkway\*\*
- 6. a. Concrete block wall b. planter boxes c. column

\*\* It is my preference to have stamped concrete for the walkway and driveway. However, I was informed that the Historical committee has a preference of natural stone instead of a fabrication. If this is the case, exposed aggregate would be the second choice.

Kendra Paul  
313-717-8242



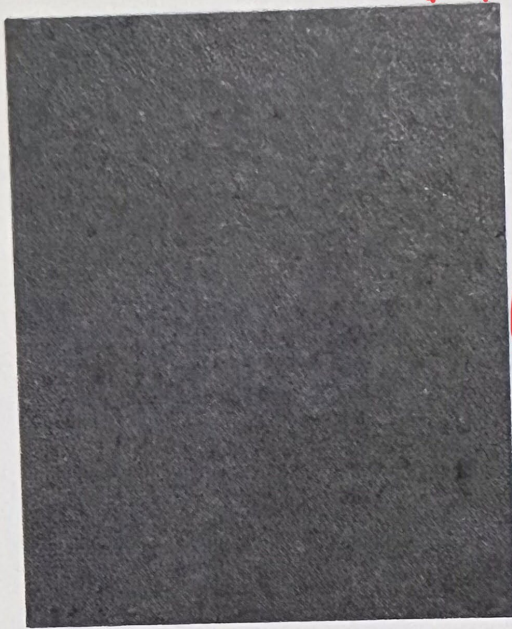




bc

COLUMN

Block color



ONYX

6



ONYX SUAVE



From: [kendrn@att.net](mailto:kendrn@att.net)  
To: Dan Dwyer  
Subject: Re: [DTPHWA] DPCA Drafts  
Date: Wednesday, October 26, 2011 11:23 AM

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Good morning Dan,

1. 2. I no longer want the piers and coping at driveway. They will be at the front walkway. If concrete stamping isn't permitted, I think exposed aggregate would be my next choice.
  3. Yes, this is the same wall by the front walkway. However, the walkway will be widened at the porch where the wall will be located. Then the lighted column will be located midway down walkway. The walkway will remain current width from this point to street.
- The planter boxes will be at the back door. I will keep a smaller landscaped area in the middle of the driveway in the backyard. No water feature. Just a pine tree, that's currently there, with bolder rock perimeter.

I will be sending dimensions and pictures

Have a blessed day  
Kendrn Paul  
313-717-8842

From: [\[Redacted\]](#)  
To: [\[Redacted\]](#)  
Subject: RE: [EXTERNAL] DCHG Shading  
Date: Wednesday, October 26, 2022 12:22 AM  
Attachments: [\[Redacted\]](#)

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This is the stamped concrete design.



Aggregate

Kendra Paul  
313-717-8242



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On Oct 26, 2022, at 7:33 AM, skillsset10@gmail.com wrote:

2. I no longer want the piers coping at driveway. They will sit at the front walkway. If concrete stamping isn't permitted, I think exposed aggregate would be my next choice.

3. Yes, this is the same wall by the front walkway. However, the walkway will be widened at the porch where the wall will be located. Then the lighted column will be located midway down walkway. The walkway will remain current width from this point to street.

The planter boxes will be at the back door. I will keep a smaller landscaped area in the middle of the driveway in the backyard. No water feature. Just a pine tree, that's currently there, with bolder rock perimeter.

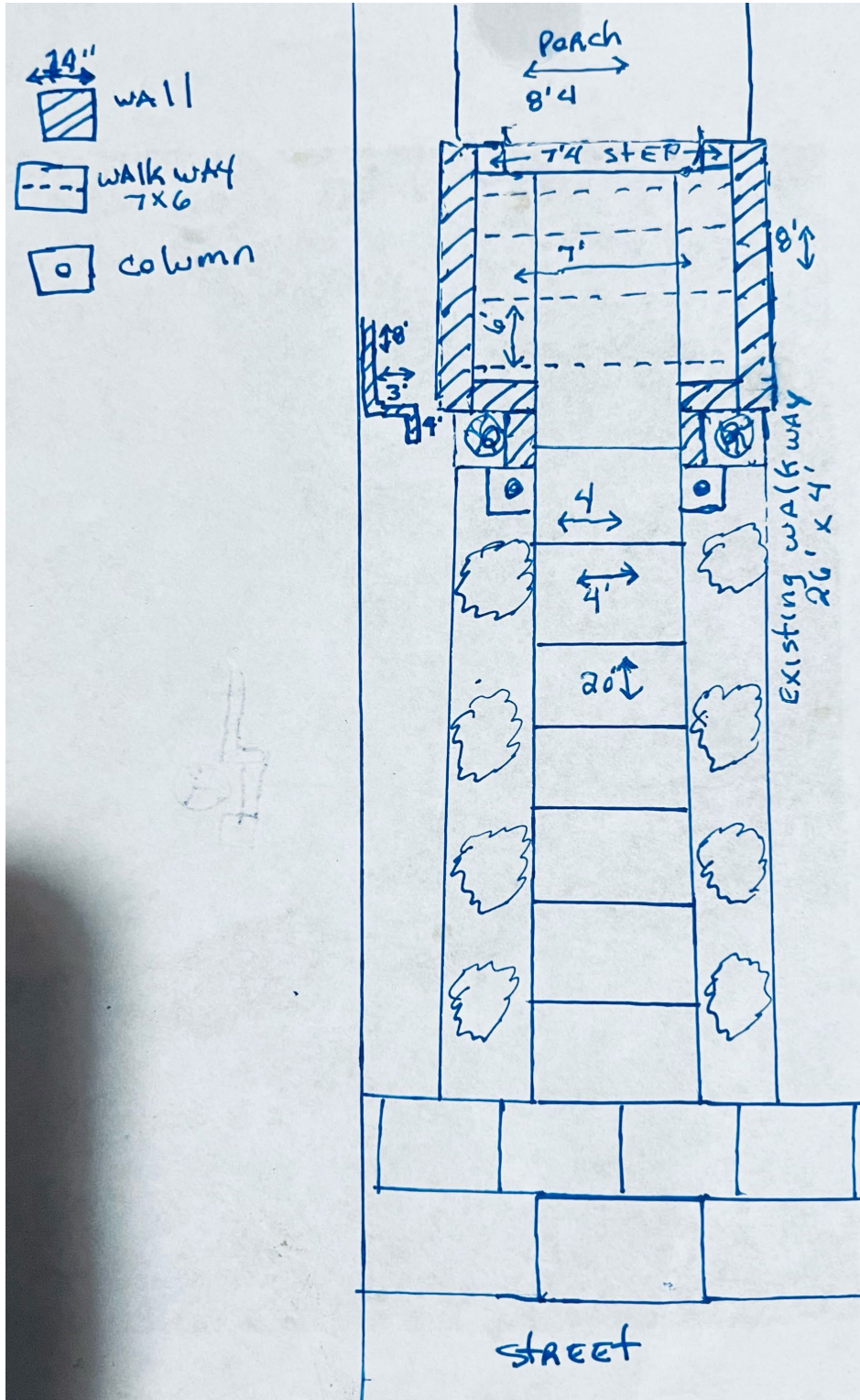
I will be sending dimensions and pictures

Have a blessed day  
Kendra Paul  
313-717-8242

From: [redacted]  
To: [redacted]  
Subject: [redacted]  
Date: [redacted]

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Entryway Layout



Kendra Paul  
313-717-4242

On Oct 26, 2022, at 7:33 AM, skillett10@gmail.com wrote:

Good morning Dan,

1. 2. I no longer want the piers and coping at driveway. They will be at the front walkway. If concrete stamping isn't permitted, I think exposed aggregate would be my next choice.
  3. Yes, this is the same wall by the front walkway. However, the walkway will be widened at the porch where the wall will be located. Then the lighted column will be located midway down walkway. The walkway will remain current width from this point to street.
- The planter boxes will be a the back door. I will keep a smaller landscaped area in the middle of the driveway in the backyard. No water feature. Just a pine tree, that's currently there, with bolder rock perimeter.
- I will be sending dimensions and pictures

From: [info@mainssupply.com](mailto:info@mainssupply.com)  
To: [info@mainssupply.com](mailto:info@mainssupply.com)  
Subject: Re: (EXTERNAL) INFO Southfield  
Date: Friday, October 26, 2012 1:08:48 PM

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Good afternoon,

Here are the materials that will used for planter walls in backyard. These are the measurements: 108 long, 2.5ft depth from house, and 18 inches tall. It is my preference to have stamped concrete for the walkway and the driveway. Both with a black/dark grey smooth outline. No color on the concrete in center. Just grey.

Outline



This is the stamping design



Materials  
The color will be Onyx and dark grey

**MAIN'S LANDSCAPE SUPPLY** **ORTANA WALL**

**STOCKED IN SOUTHFIELD** **OAKS LANDSCAPE PRODUCTS**

**STOCKED COLORS**

Desert Greyfield Sandalwood

**SPECIAL ORDER COLORS**

Mountain Timberwood Onyx

Product	Size	Packaging	Each	Full Pallet	6+ Pallets
Tapered Unit 8"Wx6"Tx12"D	Unit/Pallet.....	60 pieces per pallet	<b>\$6.39</b> per piece	<b>\$6.29</b> per piece	<b>\$6.14</b> per piece
	Weight/Piece.....	Approx 40 pounds each			
Standard Unit 8"Wx6"Tx12"D	Unit/Pallet.....	60 pieces per pallet	<b>\$6.39</b> per piece	<b>\$6.29</b> per piece	<b>\$6.14</b> per piece
	Weight/Piece.....	Approx 40 pounds each			
90° Corner 12"Wx6"Tx12"D	Unit/Pallet.....	24 pieces per pallet	<b>\$7.19</b> per piece	<b>\$7.09</b> per piece	<b>\$6.94</b> per piece
	Weight/Piece.....	Approx 47 pounds each			
2ft Coping 24"Wx6"Tx12"D	Unit/Pallet.....	48 pieces per pallet	<b>\$9.49</b> per piece	<b>\$9.39</b> per piece	<b>\$9.24</b> per piece
	Weight/Piece.....	Approx 70 pounds each			
1ft Coping 12"Wx6"Tx12"D	Unit/Pallet.....	72 pieces per pallet	<b>\$5.29</b> per piece	<b>\$5.19</b> per piece	<b>\$5.04</b> per piece
	Weight/Piece.....	Approx 35 pounds each			

21555 TELEGRAPH ROAD  
SOUTHFIELD, MI 48033  
P: 248-356-8660 F: 248-356-7653  
www.mainssupply.com

**1-888-89-MAINS**

\*Optional color concrete not available. Delivery only, pre-paid only, allow 2-3 business days. Measurements are approximate, not exact.  
\*\*No returns. **2000lb. max. load** without notice.

**MAIN'S LANDSCAPE SUPPLY** **LAREDO WALL**

**STOCKED IN SOUTHFIELD** **OAKS LANDSCAPE PRODUCTS**

**STOCKED COLORS**

Chartan Greystone Sandalwood Onyx

**SPECIAL ORDER COLORS**

Champagne

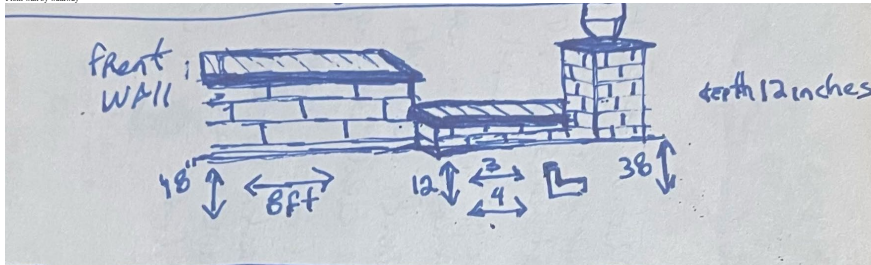
Product	Size	Packaging	Each	Full Pallet	6+ Pallets
4" x 12" x 8" Nominal	Unit/Pallet.....	96 pieces per pallet	<b>\$4.39</b> per piece	<b>\$4.29</b> per piece	<b>\$4.14</b> per piece
	Weight/Piece.....	Approx 28 pounds each			
Wyevale Pillar Caps	24"x24"x3"...150lb...Natural Color		<b>NA</b>		
	28"x28"x3"...210lb...Natural Color		<b>NA</b>		

21555 TELEGRAPH ROAD  
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**1-888-89-MAINS**

\*Optional color concrete not available. Delivery only, pre-paid only, allow 2-3 business days. Measurements are approximate, not exact.

Front wall by walkway



Backyard driveway, landscaping and planters



Kendra Paul  
313-717-8242

On Oct 26, 2022, at 5:13 PM, Dan Riaden <riaden@detroitmi.gov> wrote:

Dear Mr. Paul,

Please note that the Regular HOC Meeting has been rescheduled from November 9<sup>th</sup> to November 16<sup>th</sup>, same time and location as previously stated.

Thank you for your observance of this time change. The dates of the staff reports and review of materials has not changed, so please understand that we need the materials as soon as possible.

Thank you,

**Daniel Riaden** PLANS&A (a/r/t/v)  
Lead Landscape Architect | Historic Preservation  
Planning & Development Department | City of Detroit  
Cassini & Young Research Center, 2 Woodward Avenue, Suite 808, Detroit, MI 48226  
Phone: 313.224.1337  
Email: [dan@plansandaretail.com](mailto:dan@plansandaretail.com)  
Website: [www.plansandaretail.com](http://www.plansandaretail.com)  
Michael S. Higgins, Mayor

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**From:** skilist10@gmail.com <skilist10@gmail.com>  
**Sent:** Wednesday, October 26, 2022 10:09 AM  
**To:** Dan Riaden <riaden@detroitmi.gov>  
**Subject:** Re: [EXTERNAL] 19434 Stratford

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Entryway Layout



From: [ashley@thelocal.com](mailto:ashley@thelocal.com)  
To: [ashley@thelocal.com](mailto:ashley@thelocal.com)  
Subject: [EXTERNAL] Re: 1090 Sheriff - Staff Report and Recommendation; 11/16/22 HCC Meeting  
Date: Thursday, November 10, 2022 11:28:05 AM  
Attachments: #1754884, 1090A Sheriff - Staff Report & Recommendation.pdf

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Good morning,

Here are designs for 2 additions to the front landscaping.

1. A 6x6 concrete pad, stamped to match driveway for a place to store garage and recycling bin. This will go right behind existing hollyhock shrubs for minimal visibility. Due to not being able to fit pass vehicles in driveway, I've kept my trash bins in the front area. This concrete pad will be more practical for this situation.



2. Presently I'm approved for a wooden fence painted black for the north side of my home. I'd like to change that to a 6 foot tall iron fence with gate. At present, there is only landscaping in that area, leaving a direct entry into my backyard. I need this fence and gate to keep my pet inside yard.



Have a blessed day  
Kendra Paul  
313-717-8242