



PLANNING & DEVELOPMENT DEPARTMENT  
2 WOODWARD AVE SUITE 808, DETROIT, MI 48226

# HISTORIC DISTRICT COMMISSION

## CERTIFICATE OF APPROPRIATENESS

**Application Number:** HDC2025-00511

**Effective Date:** 09/16/25

**Project Address:** 19545 shrewsbury rd. Detroit, MI

**Issued to:** James Dunn  
19545 Shrewsbury Rd  
Detroit, MI 48221

**Historic District:** Sherwood Forest

**Description of Work:**

- Alter/rehabilitate front patio
- Bluestone for patio floor material
- Replace walkway with bluestone

**With the Conditions that:**

- Irregular bluestone be installed as opposed to patterned bluestone
- A photo sample of the new proposed brick next to the historic brick used on the house shall be provided to staff for review (via email) and approval to ensure that it is compatible in texture, color, and dimension with existing historic brick.

Pursuant to Section 5(10) of the Michigan Local Historic District Act, as amended, being MCL 399.205 (10) and Sections 21-2-57 and 21-2-73 of the 2019 Detroit City Code, and Detroit Historic District Commission ("DHDC") delegation of administrative authority via Resolutions 97-01, 97-02, 98-01, 20-03, 21-04, and/or 21-07, as applicable, the staff of the DHDC has reviewed the above referenced application and hereby issues a Certificate of Appropriateness ("COA") for the description of work, effective date above, as it meets the Secretary of the Interior's Standards for Rehabilitation and the district's Elements of Design

**For the Commission:**

Garrick Landsberg  
Director of Staff, Historic District Commission

PSR:Lise

250916LS

Post this COA 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.





# HISTORIC DISTRICT COMMISSION APPLICATION FOR WORK APPROVAL

City of Detroit - Planning & Development Department  
2 Woodward Avenue, Suite 808  
Detroit, Michigan 48226

## APPLICATION ID

HDC2025-00511

## PROPERTY INFORMATION

**ADDRESS(ES):** 19545 shrewsbury rd. Detroit, MI

**HISTORIC DISTRICT:** Sherwood Forest

## SCOPE OF WORK: (Check ALL that apply)

- |  |   |  |   |   |                                |
|--|---|--|---|---|--------------------------------|
| <input type="checkbox"/> Windows/<br>Doors | <input type="checkbox"/> Walls/<br>Siding | <input type="checkbox"/> Painting        | <input type="checkbox"/> Roof/Gutters/<br>Chimney | <input checked="" type="checkbox"/> Porch/Deck/Balcony                                    | <input type="checkbox"/> Other |
| <input type="checkbox"/> Demolition        | <input type="checkbox"/> Signage          | <input type="checkbox"/> New<br>Building | <input type="checkbox"/> Addition                 | <input type="checkbox"/> Site Improvements<br>(landscape, trees, fences,<br>patios, etc.) |                                |

## BRIEF PROJECT DESCRIPTION:

Looking to update our front patio. The existing brick pavers are starting to crumble, and our patio walls are leaning. Request of to remove the brick pavers and replace with blue stone. At the same time, we will take down the walls and have the original stone cleaned and used to rebuild the walls.

## APPLICANT IDENTIFICATION

**TYPE OF APPLICANT:** Property Owner/Homeowner

**NAME:** James Dunn

**COMPANY NAME:** N/A

**ADDRESS:** 19545 Shrewsbury Rd

**CITY:** Detroit

**STATE:** MI

**ZIP:** 48221

**PHONE:** +1 (734) 634-7950

**EMAIL:** jamesdunn6@gmail.com

## I AGREE TO AND AFFIRM THE FOLLOWING:

- ☒ I understand that the failure to upload all required documentation may result in extended review times for my project and/or a denied application.
- ☒ I understand that the review of this application by the Historic District Commission does not waive my responsibility to comply with any other applicable ordinances including obtaining appropriate permits (building, sign, etc.) or other department approvals prior to beginning the work.
- ☒ I hereby certify that I am the legal owner and/or occupant of the subject property and that the information on this application is true and correct.

DocuSigned by:

James Dunn

N/A

*James Dunn*

08/03/2025

SIGNATURE

DATE

19545 Shrewsbury Rd

Detroit

MI

48221

+1 (734) 634-7950

jamesdunn6@gmail.com

Questions? Contact us at [hdc@detroitmi.gov](mailto:hdc@detroitmi.gov) or (313)224-1762

**NOTE: Based on the scope of work, additional documentation may be required. See [www.detroitmi.gov/hdc](http://www.detroitmi.gov/hdc) for scope-specific requirements.**

## PROJECT DETAILS – TELL US ABOUT YOUR PROJECT

**Instructions: Add project details using the text box in each section. If your details exceed the space provided, attach the details via the attachment icon for that section.**

### ePLANS PERMIT NUMBER:

(only applicable if you've already applied for permits through ePLANS)

N/A

## GENERAL

### 1. DESCRIPTION OF EXISTING CONDITION

*Please tell us about the current appearance and conditions of the areas you want to change. You may use a few sentences or attach a separate prepared document on the right. (For example, "existing roof on my garage is covered in gray asphalt shingles in poor condition.")*

Front Patio Issues are:  
Pony walls leaning and breaking  
Brick pavers cracking and crumbling  
Foundation washing away  
Steps falling apart



### 2. PHOTOGRAPHS

*Help us understand your project. Please attach photographs of all areas where work is proposed.*



### 3. DESCRIPTION OF PROJECT

*In this box, tell us about what you want to do at the areas described above in box #1. (For example, Install new asphalt shingle roofing at garage.)*

replace brick pavers with blue stone  
rebuild foundation  
rebuild walls with original stone and limestone caps.



### 4. DETAILED SCOPE OF WORK

*In this box, please describe all steps necessary to complete the work described in box #3. (For example, "remove existing shingles, replace wood deck as necessary, replace wood eaves, install roof vents, replace rotted fascia boards, paint, clean worksite.")*

removing existing patio and replace with blue stone and existing material



### 5. BROCHURES/CUT SHEETS

*Please provide information on the products or materials you are proposing to install. For example, a brochure on the brand and color of the shingles proposed.*



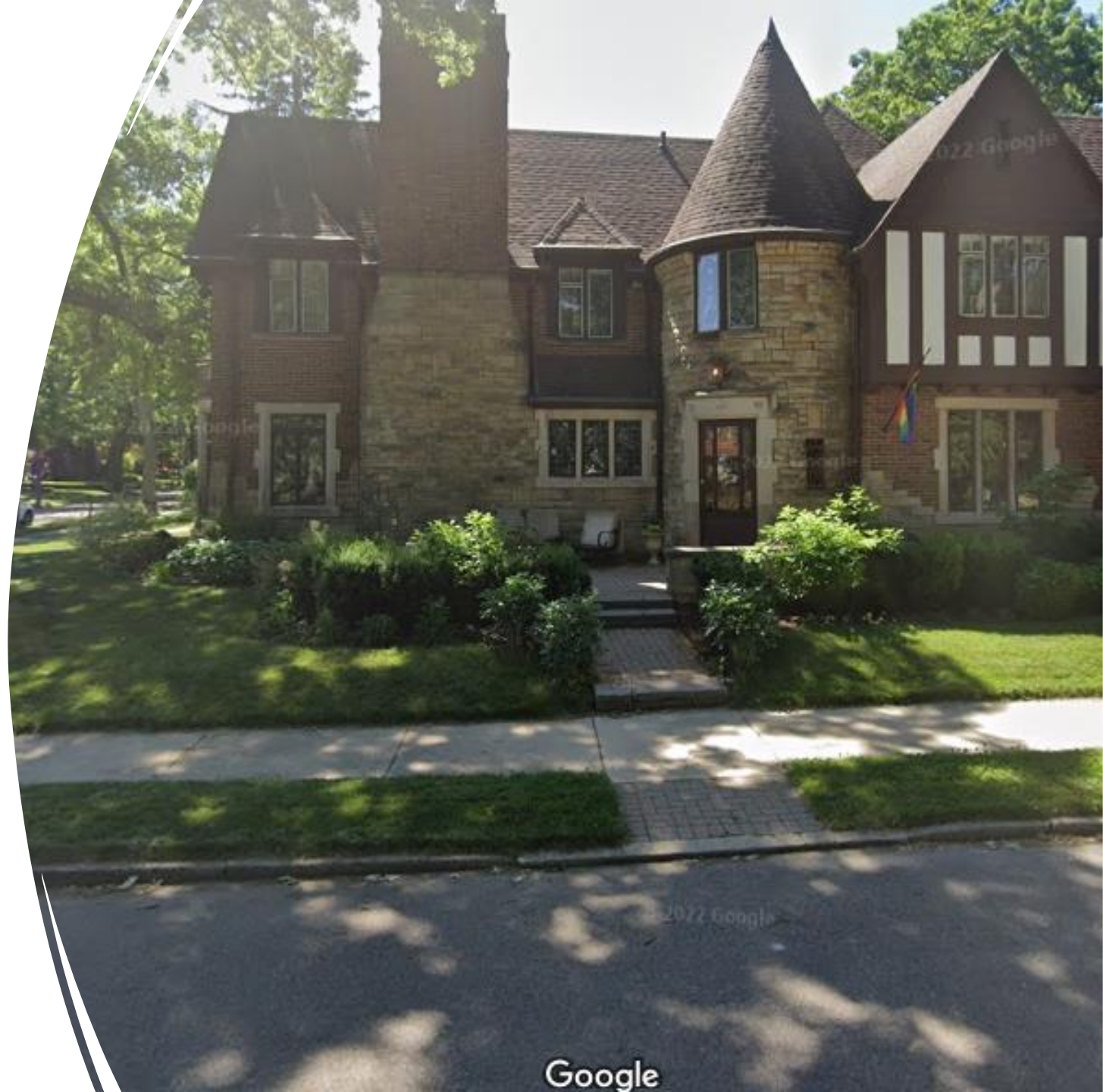
**ADDITIONAL DETAILS**


19545  
Shrewsbury  
Rd  
Detroit, MI  
48221

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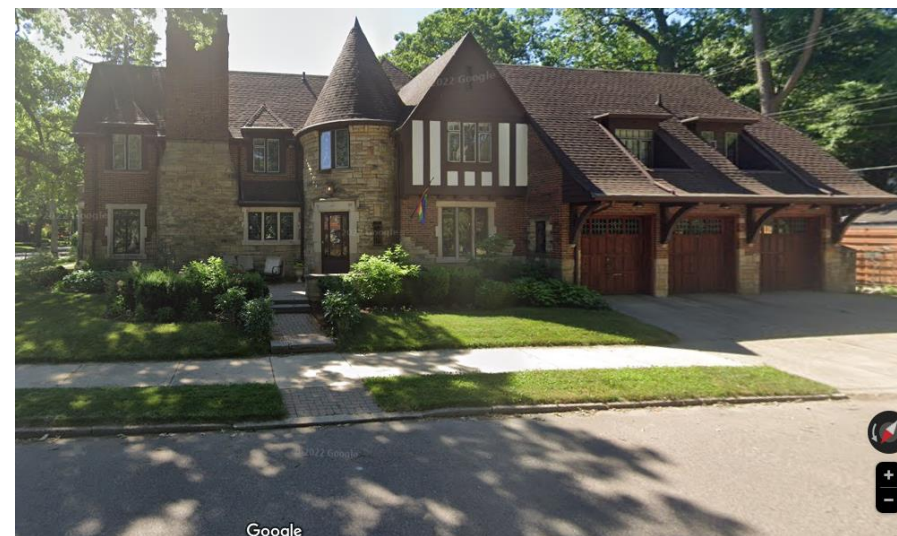
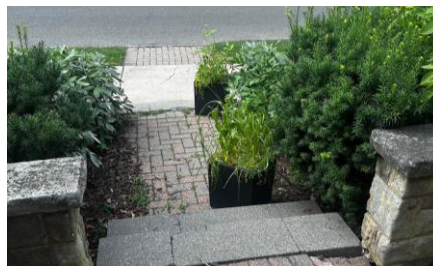
Request for Essential Restoration

Updating Deteriorating Porch  
Materials with Period-Appropriate  
Design



# 19545 Shrewsbury Rd: Property Overview

- Front porch off Chesterfield Rd
- Updated at some point with Brick pavers that run to road
- Request to remove brick pavers and replace with Blue Stone
- Take down walls and clean stone and limestone caps and have walls rebuilt with original material



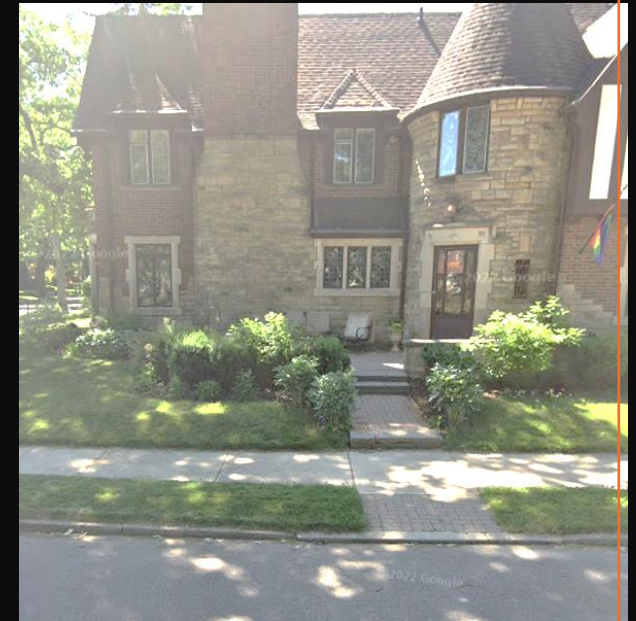
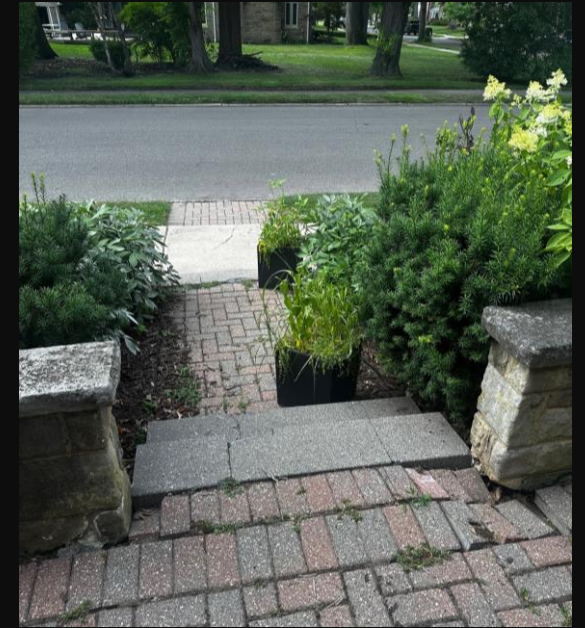
# 19545 Shrewsbury Rd: Current Porch Issues

- Pony walls leaning and breaking
- Brick pavers cracking and crumbling
- Foundation washing away
- Steps falling apart



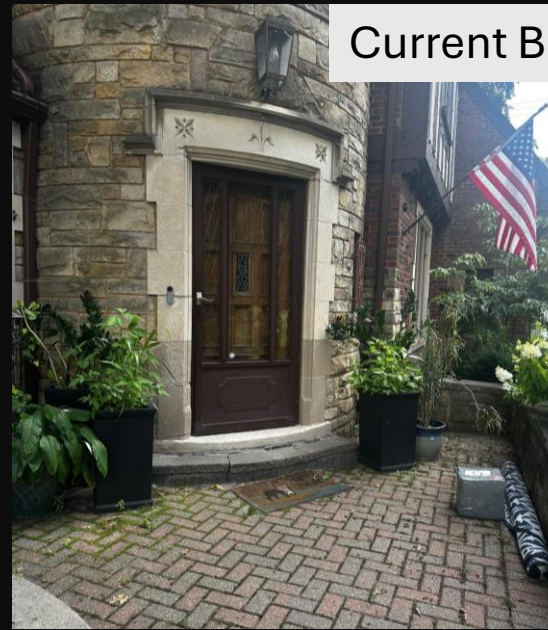
# Wall Repair

- Remove limestone caps and all stone from wall, clean, and set aside for re-use
- Re-build stone wall using existing stone and footings
- Re-install existing limestone caps
- Drill 4 weep holes for drainage
- Install 1" PVC into weep holes
- Do all necessary grinding and tuck pointing on both sides of all walls surrounding front porch cap using type S mortar mixed with powdered dye and aggregate stone for proper aesthetics
- Return in 24-48 hours to acid wash

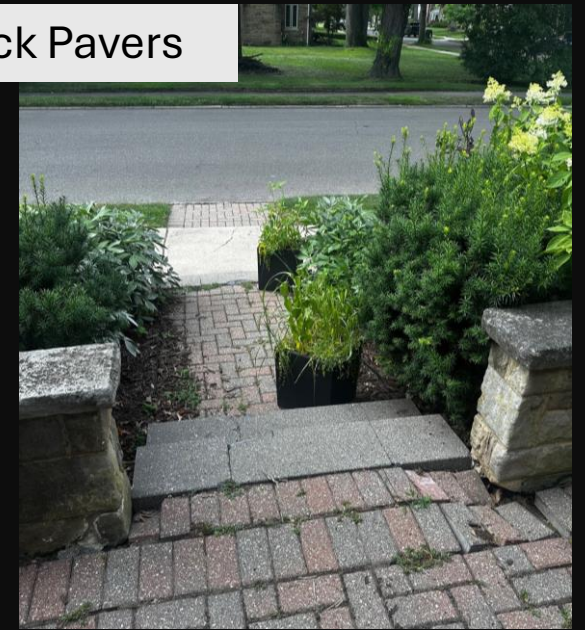


# Patio Floor

- Remove iron grate to window well, set aside for re-use
- Demo & remove paver porch cap, paver steps, paver walkway, and paver section between sidewalk & street
- Install form boards where necessary
- Install re-rod along wall of home
- Pour new 4" thick concrete porch cap, walkway and section between sidewalk and street 4,000 PSI (original dimensions-rough finish for new bluestone installation)
- Purchase, cut, and install bluestone pieces on entire front porch cap, walkway, and section between sidewalk and street (in bed of mortar- type S mortar mixed with powdered and aggregate stone for proper aesthetics)
- Return in 24-48 hours to acid wash



Current Brick Pavers



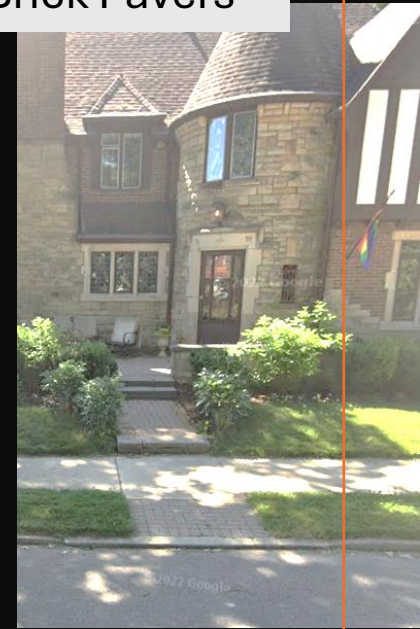
Proposed Blue Stone & Foundation



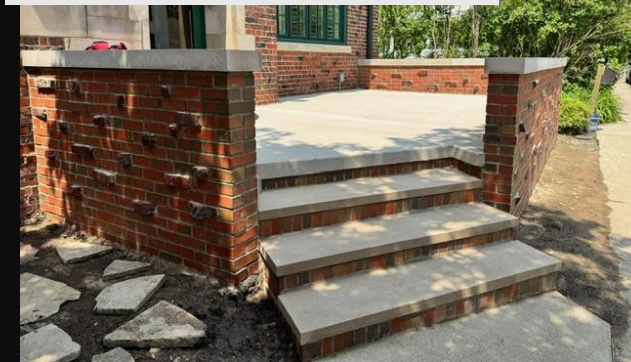
# Patio Steps

- Install form boards for curved step going up to front door
- Pour 1 new concrete step going up to front door (Rough finish for bluestone installation)
- Purchase, cut, and install bluestone on concrete step going up to front door
- Install 2 new brick steps and risers on top of walkway. Bricks to match brick from home.
- Purchase, cut, and install 2 new limestone step caps, 2 ¼" thick with 13" tread
- Purchase, cut, and install 1 new limestone riser piece for end step of walkway
- Purchase, cut, and install 1 new limestone end step for above riser piece
- Parge interior of window well

Current Brick Pavers

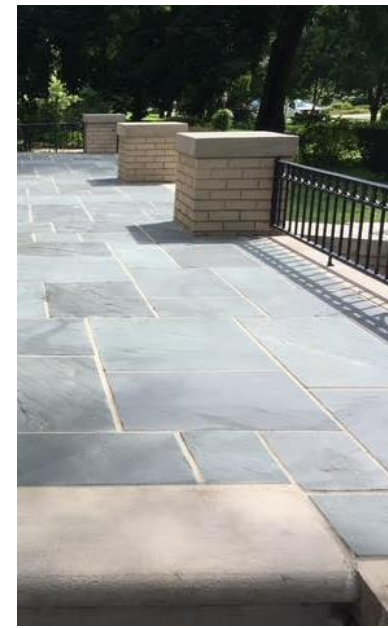
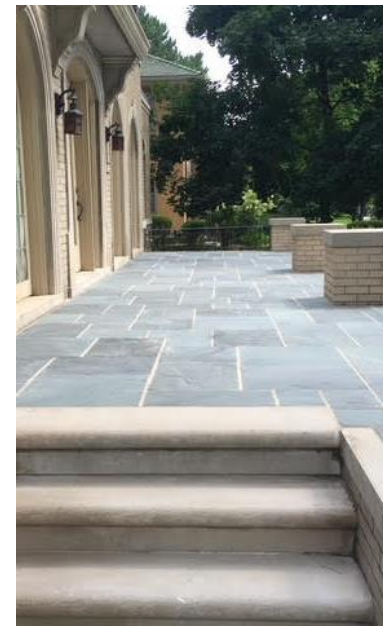


Proposed Brick for steps to match house



Proposed Blue Stone





## Proposed new material:

- Bluestone for patio floor
- Brick for steps that match home
- Limestone step caps, 2 ¼" thick with 13" tread
- Patio foundation

# Madison Maintenance LLC

## Specializing in Tuck Pointing and all Masonry

1349 Devonshire  
Grosse Pointe Park, MI 48230  
Office: 313-885-8525  
Cell: 313-402-7166

[www.madisonmaintenance.com](http://www.madisonmaintenance.com)  
[madisonmasonry08@gmail.com](mailto:madisonmasonry08@gmail.com)

July 30, 2025

Mike Baker  
19545 Shrewsbury  
Detroit, MI 48221  
231-499-2631  
[Mkbkr9@gmail.com](mailto:Mkbkr9@gmail.com)

Madison Maintenance, a licensed (License # 2104193969) and insured contractor, does hereby provide a bid for the following: Work description-


Roughly 14' of L shaped wall on right side of front porch, if facing-\$8,500.00-

- Remove limestone caps, clean, and set aside for re-use
- Remove all stone from wall, clean, and set aside for re-use
- Re-build roughly 14' of L shaped stone wall using existing stone and footings
- Re-install existing limestone caps
- Drill 4 weep holes for drainage
- Install 1" PVC into weep holes
- Remove all job related debris
- Return in 24-48 hours to acid wash

Front porch and steps including walkway and section between sidewalk and street Option 2 (Bluestone)-\$27,500.00-

- Remove iron grate to window well and set aside for re-use
- Demo and remove paver porch cap, all paver steps, paver walkway, and paver section between sidewalk and street
- Demo and remove roughly 5-6' of stone wall on side of porch that faces Shrewsbury, clean, and set aside for re-use
- Prep area
- Measure and install form boards where necessary
- Install re-rod along wall of home
- Pour new 4" thick concrete porch cap, 6 bag mix- 4,000 PSI (original dimensions-rough finish for new bluestone installation)
- Pour new 4" thick concrete walkway and section between sidewalk and street (original dimensions-rough finish for new bluestone installation)
- Purchase, cut, and install bluestone pieces on entire front porch cap, walkway, and section between sidewalk and street (in bed of mortar- type S mortar mixed with powdered and aggregate stone for proper aesthetics)
- Purchase and deliver brick
- Measure and install form boards for curved step going up to front door
- Pour 1 new concrete step going up to front door (Rough finish for bluestone installation)
- Purchase, cut, and install bluestone on concrete step going up to front door
- Install 2 new brick steps and risers on top of walkway
- Purchase, cut, and install 2 new limestone step caps, 2 1/4" thick with 13" tread
- Purchase, cut, and install 1 new limestone riser piece for end step of walkway
- Purchase, cut, and install 1 new limestone end step for above riser piece
- Re-install roughly 5-6' of existing stone on side of wall facing Shrewsbury, using existing footings
- Do all necessary grinding and tuck pointing on both sides of all walls surrounding front porch cap using type S mortar mixed with powdered dye and aggregate stone for proper aesthetics
- Parge interior of window well
- Drill 3 weep holes on front wall for drainage
- Install 1" PVC into weep holes
- Remove all job related debris
- Return in 24-48 hours to acid wash

Mike  
Baker

 7/31/25

- Re-install existing iron window well grate

Quote: Including labor and materials  
\$35,000.00 if all work is done together

Thank you for the opportunity to bid this project. We look forward to working with you.

**Acceptance of estimate**-The above prices, specifications and conditions are satisfactory and are hereby accepted. Madison Maintenance LLC is authorized to do the work as specified above. Payment will be made as follows: 1/3 down, balance due upon job completion. If job is over \$3,500.00 – It may be necessary to take payments throughout the job progress. Customer authorizes contractor to place a construction lien on property if contract is not paid in full. Final payment constitutes satisfaction with work performed.

Customer signature:  MIKE BAKER Date of acceptance: 7/31/25

Owner/Salesman's signature: \_\_\_\_\_ Date of acceptance: \_\_\_\_\_

Member of the Grosse Pointe Chamber of Commerce

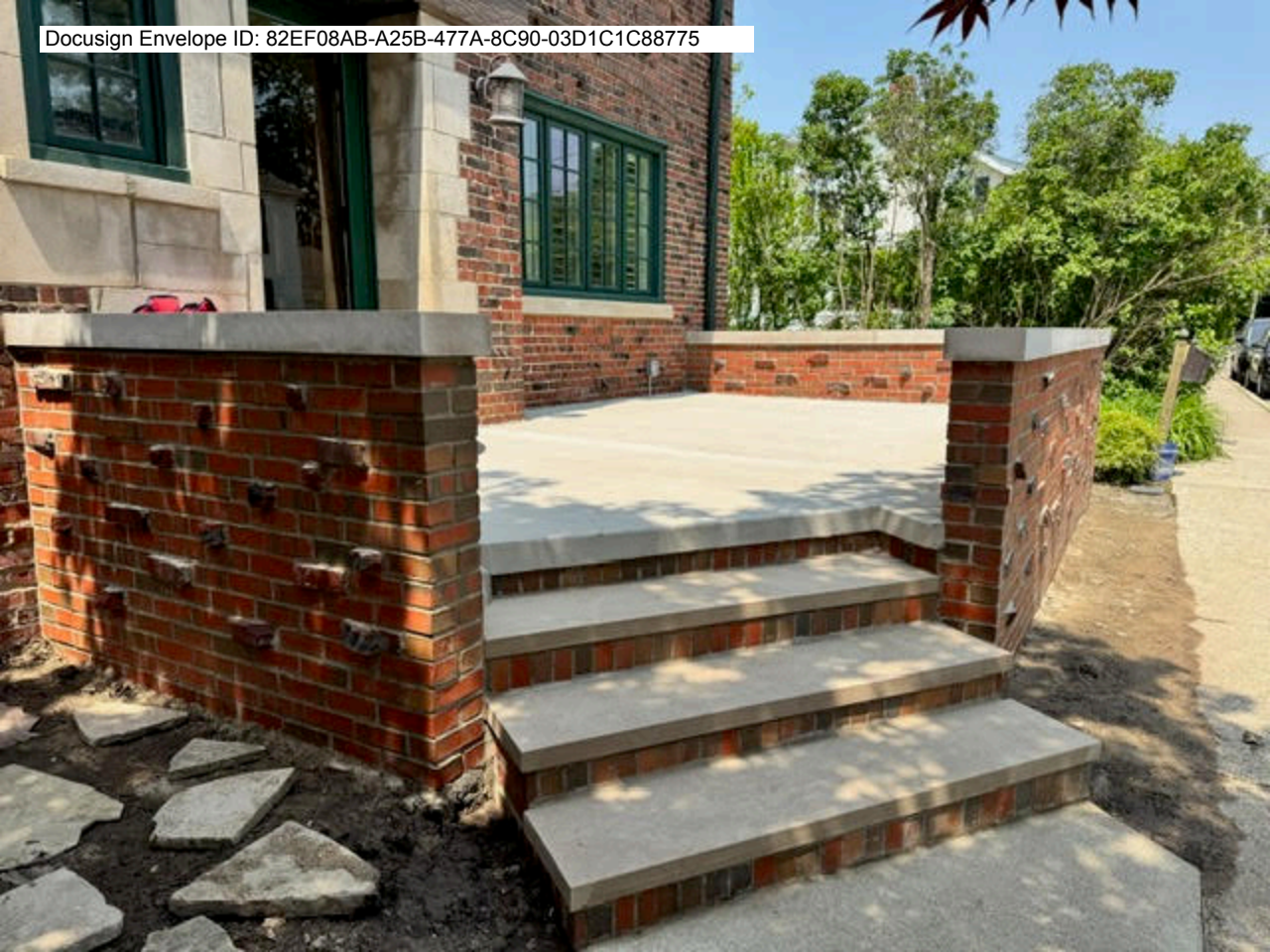


















City of Detroit - Planning & Development Department  
2 Woodward Avenue, Suite 808  
Detroit, Michigan 48226

# HISTORIC DISTRICT COMMISSION ADDITIONAL INFORMATION REQUEST

**Date:** 8/15/25

**Application Number:** HDC2025-00511

## APPLICANT & PROPERTY INFORMATION

**NAME:** James Dunn

**COMPANY NAME:** N/A

**ADDRESS:** 19545 Shrewsbury Rd

**CITY:** Detroit

**STATE:** MI

**ZIP:** 48221

**PROJECT ADDRESS:** 19545 shrewsbury rd. Detroit, MI

**HISTORIC DISTRICT:** Sherwood Forest

## REQUESTED INFORMATION

We have received your application, but it is not yet complete for review. Please provide additional details based on the comments and questions listed below. Should you need to attach additional files per this request, use the paperclip icons at the end of this form. You may attach up to (5) files per icon up to 25MB:

Please provide more information about the re-rod along wall of home. If construction drawings have been prepared for the building permit application, please share them. (If the drawings have not yet been prepared, a clear written description should be sufficient.) Please provide more information and some photos of the window well that will be parged.

Staff believes this application will need to be reviewed by the commission. Returning these materials to us by the end of the day Monday will help ensure that the application can be reviewed at the September HDC meeting.

Thank you very much.

## APPLICANT RESPONSE

Response Date: 08/16/2025



Hello

We do not have any drawings of the plan since we are keeping the existing footprint intact. Our goal is to have Madison Maintenance LLC remove the existing brick paver flooring and replace it with Blue Stone. Then rebuild the walls from the original material to keep it looking historic. Madison Maintenance recommends pouring a 4" concrete slab before placing the Blue Stone to ensure we don't have areas that deteriorate or sink. To ensure the concrete does not pull away from the house they are recommending the re-rod be installed along the back wall of the porch along the house. It will be installed in roughly 2' spacings. This will allow the concrete to cure around the re-rod, holding it firmly in place.

Regarding the parging, apologies, I should have included more information around that. The window well currently has approx. 1" thick layer of mortar covering the brick however it has started to break apart. Madison Maintenance would repair the damaged pieces to ensure the integrity of the window well. I have included pictures of the window well. Note: It's a little hard to show the whole area with the porch grate and limited window access below.

Please let me know if you need any other additional information.

Thanks!

James Dunn







