



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

HISTORIC DISTRICT COMMISSION

CERTIFICATE OF APPROPRIATENESS

Application Number: HDC2025-00551

Effective Date: 10/14/25

Project Address: 255 E Ferry

Issued to: Brian V Hurttienne
15324 E Jefferson, Suite 5
Grosse Pointe Park, MI 48230

Historic District: East Ferry Avenue

Description of Work:
(continued on next page)

- Rehabilitate dwelling
- Front porch
- Restore windows
- Masonry: repointing, brick infill, damaged/missing red sandstone
- Roof: patch roof shingles, replace gutters and downspouts
- Dormers: remove vinyl siding, restore and replace damaged/missing existing historic wood siding below
- Paint
- Erect new side porch

With the Conditions that:
(continued on next page)

- The two-tone terrazzo and tesserae flooring on the front porch shall be replicated.
- When the vinyl siding is removed, photos of the existing conditions shall be submitted for staff review before moving forward with any work. Any existing historic siding is to be restored, with any damaged or missing siding to be replaced in-kind.*
- The following shall be submitted for staff review and approval:
 - The height of the proposed wood railing along the edge of the new porch roof
 - The finish/color of the aluminum-clad windows
 - The material of the proposed custom doors
 - The design and materiality of the attic dormer door
 - The design and materiality of the storm windows

Application Number: HDC2025-00551

Description of Work:

N/A

COA

With the Conditions that:

*“In-kind” is defined as faithfully reproducing original, historic, or documented character-defining features, elements, and assemblies with respect to design, color, finish, texture, craftsmanship, materials, relationship to other elements or spaces, and other visual qualities.

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

251014LS

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

HDC2025-00551

PROPERTY INFORMATION**ADDRESS(ES):** 455 E Ferry**HISTORIC DISTRICT:** East Ferry Avenue**SCOPE OF WORK: (Check ALL that apply)**

- | | | | | | |
|---|--|--|--|---|--------------------------------|
| ☒ Windows/
Doors | ☒ Walls/
Siding | ☒ Painting | ☒ Roof/Gutters/
Chimney | ☒ Porch/Deck/Balcony | ☐ Other |
| ☐ Demolition | ☐ Signage | ☐ New
Building | ☐ Addition | ☐ Site Improvements
(landscape, trees, fences,
patios, etc.) | |

BRIEF PROJECT DESCRIPTION:

Entire House Rehabilitation

APPLICANT IDENTIFICATION**TYPE OF APPLICANT:** Architect/Engineer/Consultant**NAME:** Brian V Hurttienne**COMPANY NAME:** Christian Hurttienne Architects**ADDRESS:** 15324 E Jefferson, Suite 5**CITY:** Grosse Pointe Park**STATE:** MI**ZIP:** 48230**PHONE:** +1 (313) 850-6689**EMAIL:** brian@cha-c.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 the information on this application is true and correct. 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.

Signed by:

Brian V Hurttienne

Christian Hurttienne Architects

08/20/2025

SIGNATURE

DATE

15324 E Jefferson, Suite 5

Grosse Pointe Park MI 48230

+1 (313) 850-6689

brian@cha-c.com

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

NOTE: Based on the scope of work, additional documentation may be required. See 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.")

Please see write-up enclosed.



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.")

Please see write-up enclosed.



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.")

Please see write-up and drawing set enclosed.



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

6. WINDOWS/DOORS Detailed photographs of window(s) and/or door(s) proposed for replacement showing the condition of the interior and exterior of the window(s) and/or door(s)	



255 E Ferry Rehabilitation

August 4, 2025

Historic District Commission Staff
Coleman A. Young Municipal Center
2 Woodward Avenue
Detroit, Michigan 48226

Re: 255 E Ferry Rehabilitation

Staff:

We are submitting the following drawings, photographs and write-up for your review of the proposed rehabilitation of the historic 255 E Ferry house in the East Ferry Avenue Historic District.

The existing handsome red brick house is currently vacant with some damage due to neglect over the recent years. It has been owned by the neighboring Fraternity but was recently purchased by Lena and Adam Selzer. The Selzer's live in the neighborhood and are growing their family and wish to stay and make this house their home. The interior of the house has been altered significantly and is currently gutted with only interior wood studs remaining, and few interior details. The exterior remains intact with some alterations and deterioration. The following is the description of the proposed rehabilitation.

Exterior Brick Masonry

The brick masonry is in good to excellent condition. We proposed to maintain this with the stabilization of the brick masonry through replacement of worn mortar joints and perhaps a brick replacement scattered throughout the façade. The brick will be utilized through taking brick from other areas of the house, such as under the proposed side porch, replace that area with new brick to match (as closely as possible, if we can find the resource). Maintaining the exterior to be homogeneous is our goal. The brick will be cleaned, slightly, with a soapy water mixture and soft brush throughout.

Brick Infill

We are proposing to infill some brick doors with windows and close-up some windows and doors with brick masonry. These areas would be where the new brick will be used and then recessed 1" keeping the existing masonry openings intact. Please see the plans and elevations for the specific locations.

Red Sandstone Replacement

The red sandstone on the house, in locations of windowsills and front porch wall cap, have not fared well. They have deteriorated by spalling chunks from the main body or breaking under some of the windowsills.



255 E Ferry Rehabilitation

We propose to replace only what we think is necessary to maintain the exterior. Thus, some windowsills will be replaced and the front porch cap we propose to be replaced. Our proposal is to create new sandstone elements dyed red to match the color of the original red sandstone, in the sizes and dimensions of the existing to be replaced original configurations.

Front Porch

The porch is in reasonable condition with some elements requiring replacement versus other elements proposed to be repaired. The exiting porch floor, being a structural slab, has cracked and caved in for most of the floor. We are proposing to remove the entire floor and install a concrete porch floor in-place. The existing floor has a terrazzo finish. We proposed to provide a new crushed limestone finish to emulate the terrazzo finish. The porch roof and fascia will be retained and patched with wood where required and painted. The brick and red sandstone will follow the exterior notes above. The columns will be replaced with new columns to match the historic photograph, within the drawings, and painted. We propose a synthetic column, per the enclosed cut sheet.

New Side Porch

We are proposing to make two existing windows into doors, with the same openings, just removing the brick masonry below the window sill, for the opening. This then will be part of the addition of a side porch within the cut-out of the house shape. It will be a wood framed porch with partial brick columns, a simple wood railing, wood roof structure and a wood railing around at the edge of the porch roof. Please see the drawings for details and specifics.

Roof, Gutters and Downspouts

The existing shingled roof will remain and be patched with new shingling to match the existing. New aluminum gutters and downspouts will be installed throughout the house. They will be a Dark Brown to be close to the Dark Brown of the window color.

Dormers

The dormers will be repaired. The existing sides of the dormers are covered with a faux vinyl shingle, which will be removed. The existing wood shingles beneath will be repaired, replaced when deteriorated and painted. We will also install aluminum finials on each dormer, per the historic photograph.

Windows

The existing windows of the first and second floor are in good condition and are proposed to be reconditioned, painted and new storm windows installed on the exterior. The windows of the basement and third floor attic are very deteriorated and are proposed to be demolished. The attic space will have new casement windows made to fit the size of the existing rough framed opening. The basement windows



255 E Ferry Rehabilitation

will have new awing type windows of only four, while the remainder will be bricked in, with a 1" recess maintaining the existing brick opening.

Please see the existing photographs of all windows, exterior and interior. There is also a window schedule within the drawing package.

Doors

The existing front door is a replacement, with sidelights of poor construction and the frame in a deteriorated condition. We proposed to install a new custom door with panels and light, per the enclosed AI sketch. The two new side porch doors would also be custom made to match the front door.

Basement Areaway

The existing basement door, from the exterior, is via a concrete block areaway. It is in poor condition, with one wall buckling. We are proposing to demolish the existing areaway and reconstruct it with the same scale and dimension as the existing, but of poured concrete walls and floor. A new basement door will be installed to match the front door.

Site Landscaping

The site will be reconfigured with a proposed landscape plan, forthcoming.

255 E FERRY EXTERIOR PHOTOGRAPHS

East Side of House



255 E FERRY EXTERIOR PHOTOGRAPHS

Front and East Side of House



255 E FERRY EXTERIOR PHOTOGRAPHS

Front and West Side of House



255 E FERRY EXTERIOR PHOTOGRAPHS

Front of House



255 E FERRY EXTERIOR PHOTOGRAPHS

Rear of House



255 E FERRY EXTERIOR PHOTOGRAPHS

West Side and Rear of House



255 E FERRY EXTERIOR PHOTOGRAPHS

West Side of House





255 E Ferry Rehabilitation

August 4, 2025

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Site Landscaping

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DuraClassic™ Tuscan Round

Design #200DC

	Bot. Dia.	Top Dia.	Shaft Heights	Base/Plinth Height	Plinth Width	Cap Height	Cap Width
	6"	5 1/2"	6' – 10'	3 1/4"	8 1/4"	1 3/4"	7 1/8"
	8"	6 1/2"	5' 6" – 10'	4 1/4"	10 1/4"	2 3/8"	9 9/16"
	10"	8 1/2"	6' – 12'	5 1/4"	12 7/8"	3"	11 7/8"
	12"	10"	6' – 16'	6"	15 1/4"	3 3/8"	14 1/2"
	14"	12"	8' -16'	7 3/8"	18 3/4"	4"	17 1/4"
	16"	13 1/2"	8' – 20'	8 3/8"	21 1/2"	4 5/8"	19 1/4"
	18"	15"	8' – 20'	9 5/8"	24 1/4"	5"	21 3/8"
	20"	17"	12' – 20'	10 3/4"	27"	5 5/8"	24 1/4"
	24"	20"	8' – 24'	13 1/4"	32 1/2"	6 7/8"	28 3/4"



255 E FERRY EXTERIOR WINDOWS DOORS AND DORMERS

01



02



255 E FERRY EXTERIOR WINDOWS DOORS AND DORMERS

03



04



255 E FERRY EXTERIOR WINDOWS DOORS AND DORMERS

05



06



255 E FERRY EXTERIOR WINDOWS DOORS AND DORMERS

07



08



255 E FERRY EXTERIOR WINDOWS DOORS AND DORMERS

09



10



255 E FERRY EXTERIOR WINDOWS DOORS AND DORMERS

11 01



11 02



255 E FERRY EXTERIOR WINDOWS DOORS AND DORMERS

12 and D3 – 1



12 and D3 – 2



255 E FERRY EXTERIOR WINDOWS DOORS AND DORMERS

13

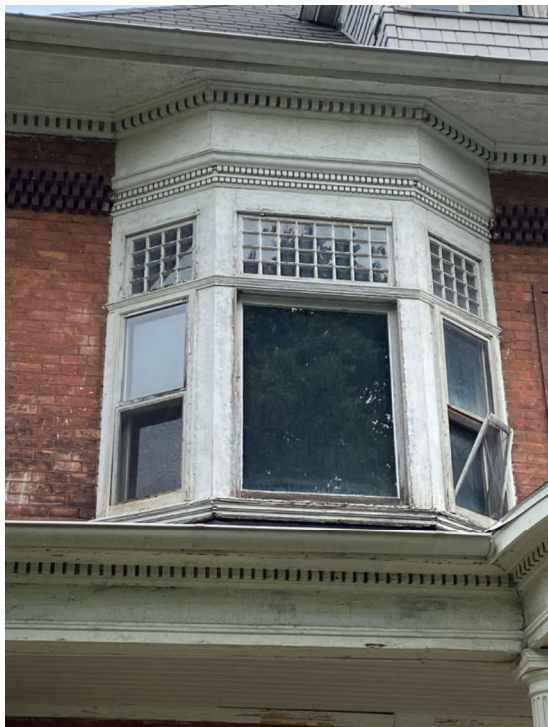


14



15

255 E FERRY EXTERIOR WINDOWS DOORS AND DORMERS



16 and 17



255 E FERRY EXTERIOR WINDOWS DOORS AND DORMERS

18



19



20

255 E FERRY EXTERIOR WINDOWS DOORS AND DORMERS

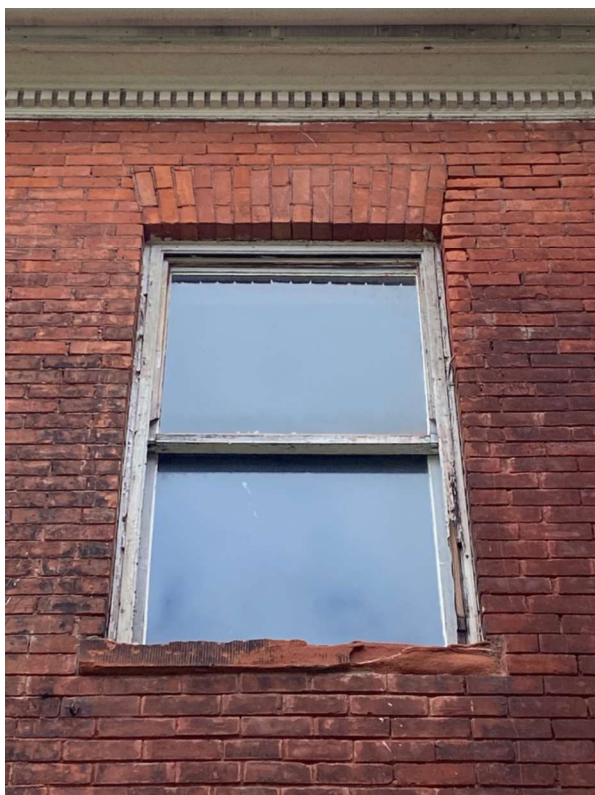


21



255 E FERRY EXTERIOR WINDOWS DOORS AND DORMERS

22



23



255 E FERRY EXTERIOR WINDOWS DOORS AND DORMERS

24 and 25



26 and 27



255 E FERRY EXTERIOR WINDOWS DOORS AND DORMERS

28



29



255 E FERRY EXTERIOR WINDOWS DOORS AND DORMERS

B1



B2



255 E FERRY EXTERIOR WINDOWS DOORS AND DORMERS

B3

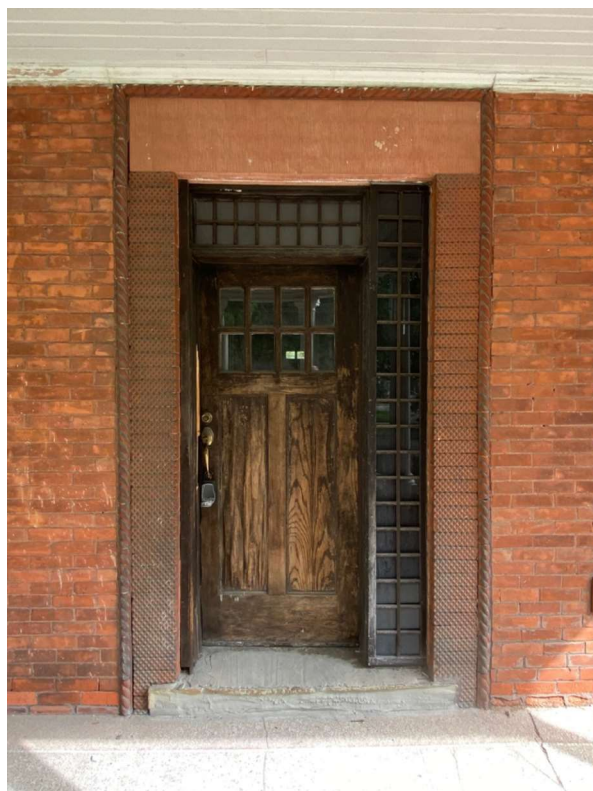


B4



255 E FERRY EXTERIOR WINDOWS DOORS AND DORMERS

D1 Front Door



D2



255 E FERRY EXTERIOR WINDOWS DOORS AND DORMERS

D5



D01 and D02



255 E FERRY EXTERIOR WINDOWS DOORS AND DORMERS

D03 - 1



D03 and West Roof Line



255 E FERRY EXTERIOR WINDOWS DOORS AND DORMERS

D03 - 2



D04



255 E FERRY EXTERIOR WINDOWS DOORS AND DORMERS

D05 and Rear Chimney



D07



255 E FERRY EXTERIOR WINDOWS DOORS AND DORMERS

Front Chimney



Rear West Chimney



255 E FERRY EXTERIOR WINDOWS DOORS AND DORMERS

West Rear Roof w/ D05 and D06



255 E FERRY INTERIOR WINDOWS AND DOORS

01



02



255 E FERRY INTERIOR WINDOWS AND DOORS

03



04, 05 AND 06



255 E FERRY INTERIOR WINDOWS AND DOORS

07



08



255 E FERRY INTERIOR WINDOWS AND DOORS

09



10



255 E FERRY INTERIOR WINDOWS AND DOORS

11



12 and D3



255 E FERRY INTERIOR WINDOWS AND DOORS

12



13



255 E FERRY INTERIOR WINDOWS AND DOORS

14



15



255 E FERRY INTERIOR WINDOWS AND DOORS

16



17



255 E FERRY INTERIOR WINDOWS AND DOORS

18



19



255 E FERRY INTERIOR WINDOWS AND DOORS

20



21



255 E FERRY INTERIOR WINDOWS AND DOORS

22



23



255 E FERRY INTERIOR WINDOWS AND DOORS

24



25



255 E FERRY INTERIOR WINDOWS AND DOORS

28



29



255 E FERRY INTERIOR WINDOWS AND DOORS

B2



B3



255 E FERRY INTERIOR WINDOWS AND DOORS

B4



B5



255 E FERRY INTERIOR WINDOWS AND DOORS

B6



B7



255 E FERRY INTERIOR WINDOWS AND DOORS

B8



B9



255 E FERRY INTERIOR WINDOWS AND DOORS

B10



B11



255 E FERRY INTERIOR WINDOWS AND DOORS

B12



D1 Front Door



255 E FERRY INTERIOR WINDOWS AND DOORS

D2



D3



255 E FERRY INTERIOR WINDOWS AND DOORS

D4



D01



255 E FERRY INTERIOR WINDOWS AND DOORS

D02



D03



255 E FERRY INTERIOR WINDOWS AND DOORS

D04



D05



255 E FERRY INTERIOR WINDOWS AND DOORS

D06



D07



07.31.2025



255 EAST FERRY ST

255 E Ferry St, Detroit, MI 48202

Christian Hurttienne Architects, LLC
15324 E. Jefferson, Suite #5, Grosse Pointe Park, MI 48230
313.408.4280 Chris@cha-c.com

TBD
TBD[illegible]

ALTA/NSPS LAND TITLE SURVEY

EXCEPTIONS PERTAINING TO A SURVEY OF THE SCHEDULE "B" RECORDS, not shown by the public records. (General statement).

3. Easements or claims of easements not shown by the public records. (General statement).

6. Any water or well rights, or rights or title to water or claims thereof, in, on or under the land.

7. Unpatented mining claims; reservations or aversions in patents or in the Acts authorizing the issuance of said patents.

10. Terms and conditions contained in Ordinances as recorded in Liber 21198, page 832, Wayne County Records. (Pertains to a Historic District encompassing subject property).

11. Covenants, Conditions, and Restrictions as set forth in Instrument recorded in Liber 24836, page 909, Wayne County Records, but omitting any covenant, condition or restriction, if any, that is not shown by the public records, and that is not shown by the public records, or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicapped, but does not discriminate against handicapped persons. (Pertains to a Historic District encompassing subject property).

Exceptions of Schedule "B" as shown herein are contained in Title Insurance Policy No. 0280, issued by "Westcor Land Title Insurance Company", on June 10, 2022, @ \$300m.

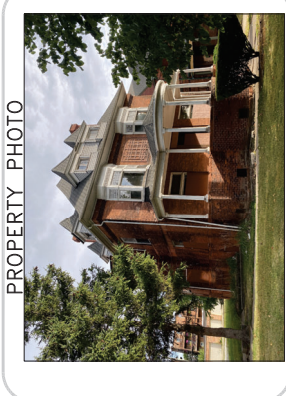
GENERAL NOTES

CORRESPONDING TO TABLE "A" ALTA/ACSM LAND TITLE SURVEY REQUIREMENTS

14. Distance to nearest intersection is 264 feet southwest from the centerline of E Ferry Street and John R Street, both public right-of-ways.

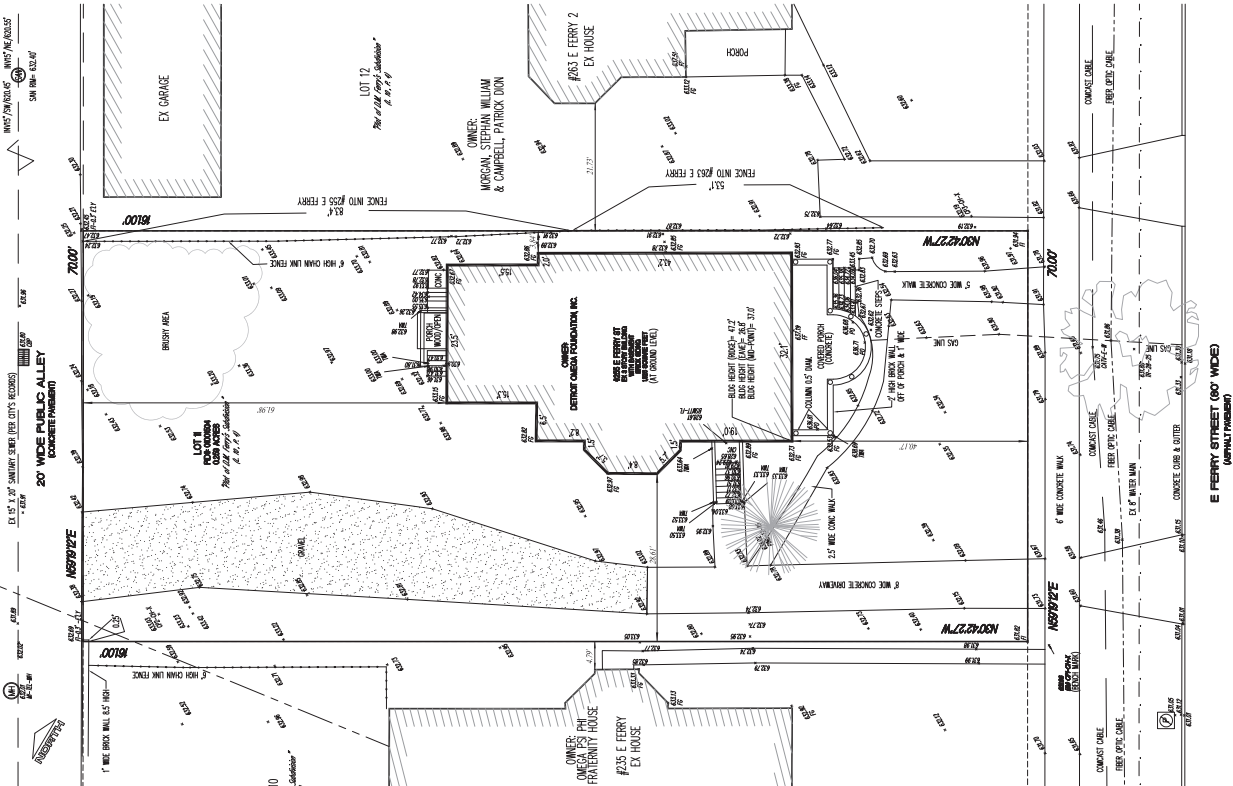
16. There is no evidence of current earth moving, building construction or building additions observed in the process of conducting the fieldwork.

17. There is no evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.

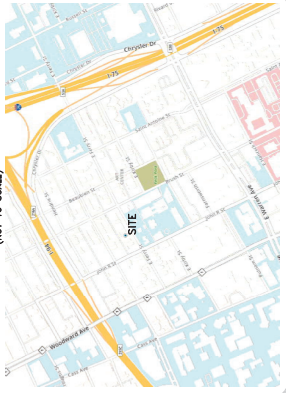


LEGEND

- UTILITY POLE
- OVER HEAD WIRE
- PAVEMENT CATCH BASIN/CSP
- ELEVATION
- ES&M FL.
- BASINMENT FLOOR
- P.L.A.
- FINISH IDENTIFICATION NUMBER
- TR-4-B
- BLDG
- TOP OF WALL
- BUILDING
- EASTERN
- BENCH MARK
- MAJOR NORTH ARROW
- MINOR NORTH ARROW
- FOUND IRON
- CONTROL POINT
- CP
- MI-X
- MI-TEL
- NO PARKING



VICINITY MAP



LEGAL DESCRIPTION

#255 E Ferry Street, Detroit, MI, 48202

The land is located in the City of Detroit, County of Wayne, State of Michigan, and described as follows: Lot(s) 11, Place of Detroit Ferry's Subdivision, according to the recorded Plat thereof, as recorded in Liber 10 of Plat(s), Page 4, Wayne County Records. Tax Code: 01001504

Legal description as cited herein is contained in Title Commitment No.: L18174324, issued by "Westcor Land Title Insurance Company", on June 10, 2022 @ 8:00am.

ALTA/NSPS LAND TITLE SURVEY

SURVEYOR'S CERTIFICATE

To: "255 E FERRY, LLC", "KIPLING DEVELOPMENT", "DETROIT INVESTMENT FUND, LP", and "LIBERTY TITLE INSURANCE COMPANY".

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items: 2, 3, 4, 5, 7(c), 7(b)(1), 7(c), 8, 9, 11(g), 13, 14, 16 and 19 of Table A thereof. The field work was performed on July 26, 2022.

Date of Plat or Map: August 1, 2022.



Mande Bezanovski, P.S. 49430

Professional Surveyor in the State of Michigan

Know what's below.
Call before you dig.

SCALE: 1" = 10'	PAGE: 1 OF 1
JOB NUMBER: 2022-07-01-222-05	ISSUED: 08-01-2022
DATE: 08-01-2022	DATE: 08-01-2022
CLIENT: KIPLING DEVELOPMENT, LLC	ADDRESS: 255 E Ferry Street, Detroit, MI 48202
TEL: (734) 598-2859	FAX:

FLOOD NOTE

Subject property as depicted herein, DOES NOT LIE in a Special Flood Hazard Area (SFHA), according to Flood Insurance Rate Map of February 2, 2012.

BEARINGS ORIGIN

PER TRUE NORTH

LAND AREA

11,270 ± SQUARE FEET

0.259 ± ACRES

COPY RIGHT NOTE

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CHRISTIAN HURTHER ARCHITECTS
313.825.2005
2111 WOODWARD AVENUE, 4021, MI 48201
CH-C-004

ALL WORK SHALL BE DONE IN CONFORMANCE WITH THE LATEST MECHANICAL DEPARTMENT OF TRANSPORTATION DESIGN STANDARD OR OF THE CITY OF DETROIT.
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CONTRACTOR'S NOTE
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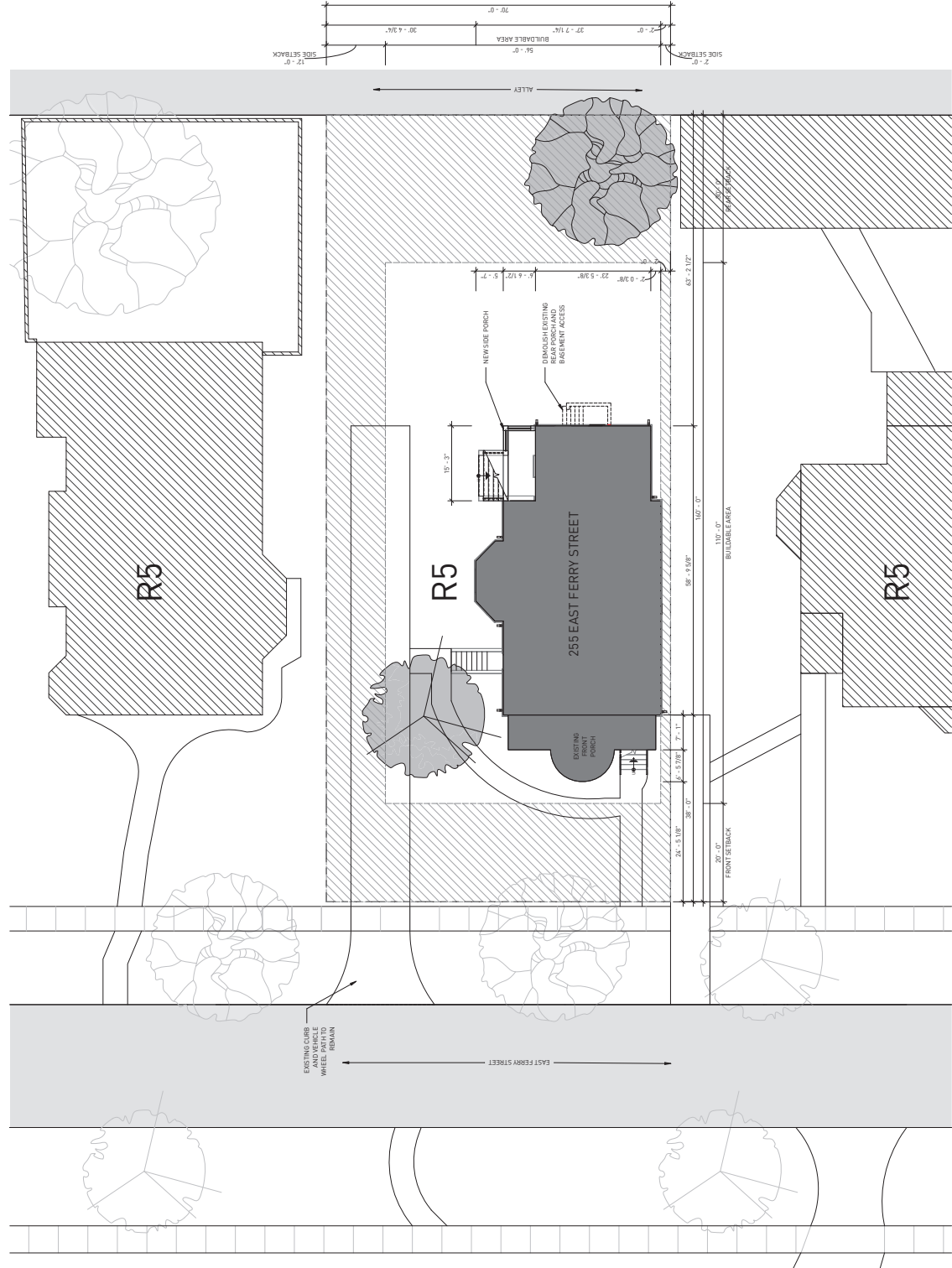
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4. ALL DEBRIS AND EXCESS EXCAVATED MATERIAL MUST BE LEGALLY DISPOSED OF.
5. ASSUMED ALLOWABLE SOIL PRESSURE OF 2000 PSF (NEEPT CAPACITY)
6. ALL WORK SHALL BE DONE IN CONFORMANCE WITH THE LATEST MECHANICAL DEPARTMENT OF TRANSPORTATION DESIGN STANDARD OR OF THE CITY OF DETROIT.
7. THE CONTRACTOR SHALL TAKE PRECAUTIONS TO PROTECT EXISTING UNDERGROUND UTILITIES OR STRUCTURES NOT SCHEDULED FOR REMOVAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF DETROIT AND THE STATE OF MICHIGAN.
8. REMOVAL OF EXISTING UTILITIES SHALL BE DONE IN ACCORDANCE WITH THE LATEST MECHANICAL DEPARTMENT OF TRANSPORTATION DESIGN STANDARD OR OF THE CITY OF DETROIT.
9. CONTRACTOR SHALL FILL BELOW GRADE AREAS AND AREAS SHALL BE FILLED WITH ENGINEERED FILL OR SUITABLY COMPACTED FILL TO A MINIMUM DENSITY OF 95% (ASTM D1557).



1 PROGRAMMATIC SITE PLAN Copy 1
ORIGINAL DRAWING SCALE: 1" = 10'-0"



AS1-01

SITE PLAN

SEAL

NO. DATE DESCRIPTION

1 07/11/2025 HDC SUBMISSION

255 EAST FERRY ST
255 E FERRY ST, DETROIT, MI 48202
HDC SUBMISSION

CH ARCHITECTS

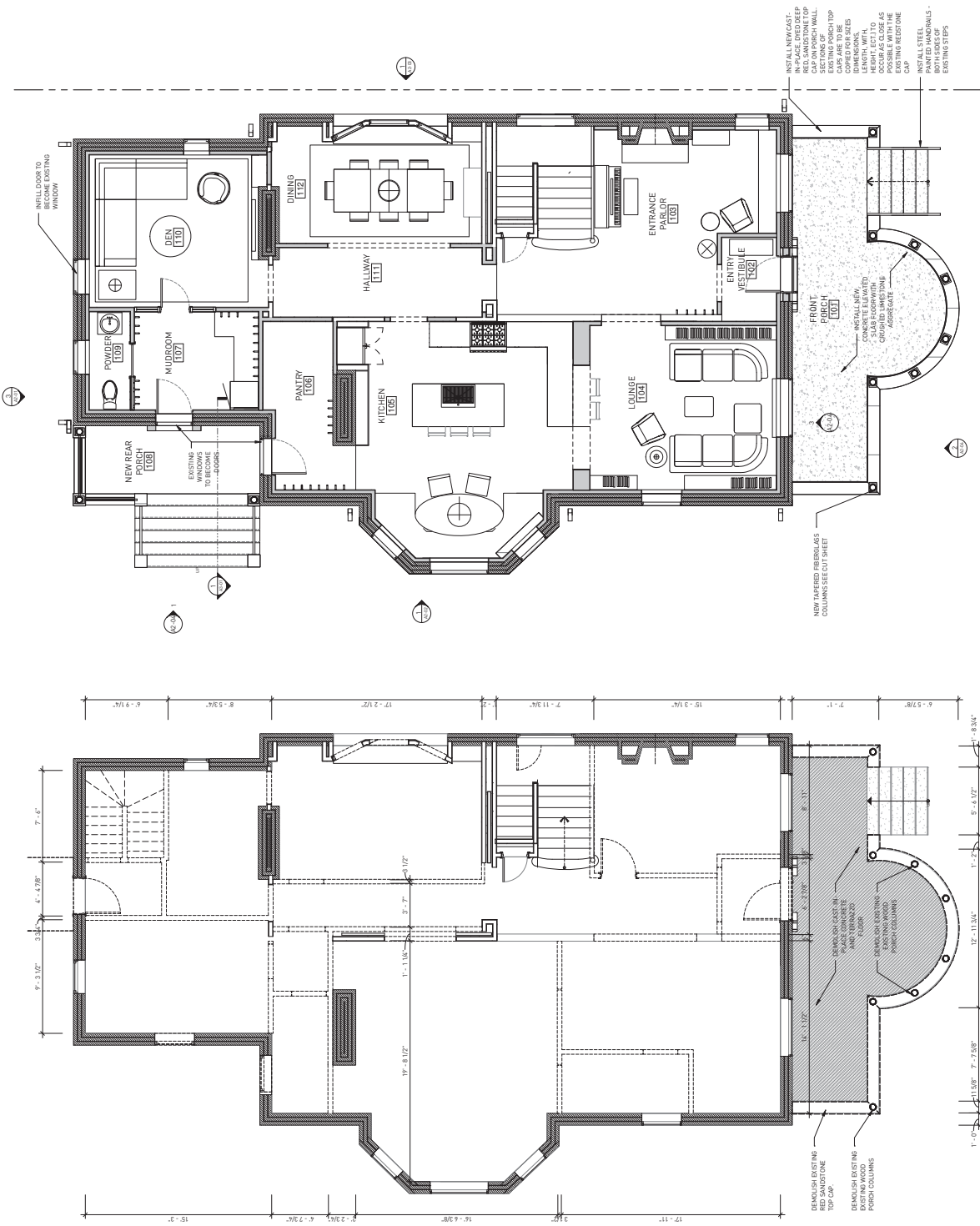
FLOOR PLAN LEGEND

NOTE: SOME WALL TYPES MAY NOT BE APPLICABLE

- NEW WOOD STUD WALL
NEW BRICK / MASONRY WALL
WINDOW TAG
DOOR TAG
WALL TAG

PLAN GENERAL NOTES

1. NO CONFLICTS EXIST BETWEEN THESE DRAWINGS/NOTES AND ANY OTHER DRAWINGS/NOTES IMMEDIATELY UPON DISCOVERY PRIOR TO FURTHER PHYSICAL CONSTRUCTION OF THE UNIT.
2. ALL DIMENSIONS ARE IN INCHES UNLESS OTHERWISE SPECIFIED.
3. ALL BUILDING HEIGHT IS IN NOMINAL, NOT FINISH, HEIGHT TO PERFORMA ACCORDING TO APPLICABLE DETAILS, ASSOCIATED W/ RATINGS, STC RATINGS, SOUND ATTENUATION, AND CODE REQUIRED HEIGHT.
4. COORDINATE ALL BUILDING ACCESSORIES AND MATERIAL TRANSITS WITH ALL ASSOCIATED TRADES. WHERE AN ASSEMBLY IS TO COORDINATE WITH MULTIPLE ADJACENT TRADES, THE TRADES SHALL BE IDENTIFIED AND A CLEAR ENCLASURE, A SMOOTH, CONTINUOUS, AND IN NOTICEABLE FINISH ACROSS THE ENTIRE SURFACE.
5. APPROPRIATE FIRE-SEAL INTERSECTIONS SHALL BE IDENTIFIED AND SPECIFIED, AS REQUIRED TO COMPLETE FIRE-RATED ENCLOSURES AND BARRIERS AS PER GOVERNING CODE.
6. A "BEST UNIFORM CLOSET SIZE AND TOLERANCE" CONSTRUCTION SHALL BE SELECTED WITH MODEL PRIOR TO FINALIZATION.
7. GENERAL CONTRACTOR TO PROVIDE EQUIPMENT WHERE REQUIRED TO SUPPORT MALWARE, EQUIPMENT OR OTHER INTERIOR PARTITIONS TO BE OF ASSEMBLY AT U.N.O.
8. ALL INTERIOR PARTITIONS TO BE OF ASSEMBLY AT U.N.O.



1 LEVEL 1 DEMOLITION PLAN

2 LEVEL 1 ARCHITECTURE PLAN





2 HISTORICAL REFERENCE IMAGE

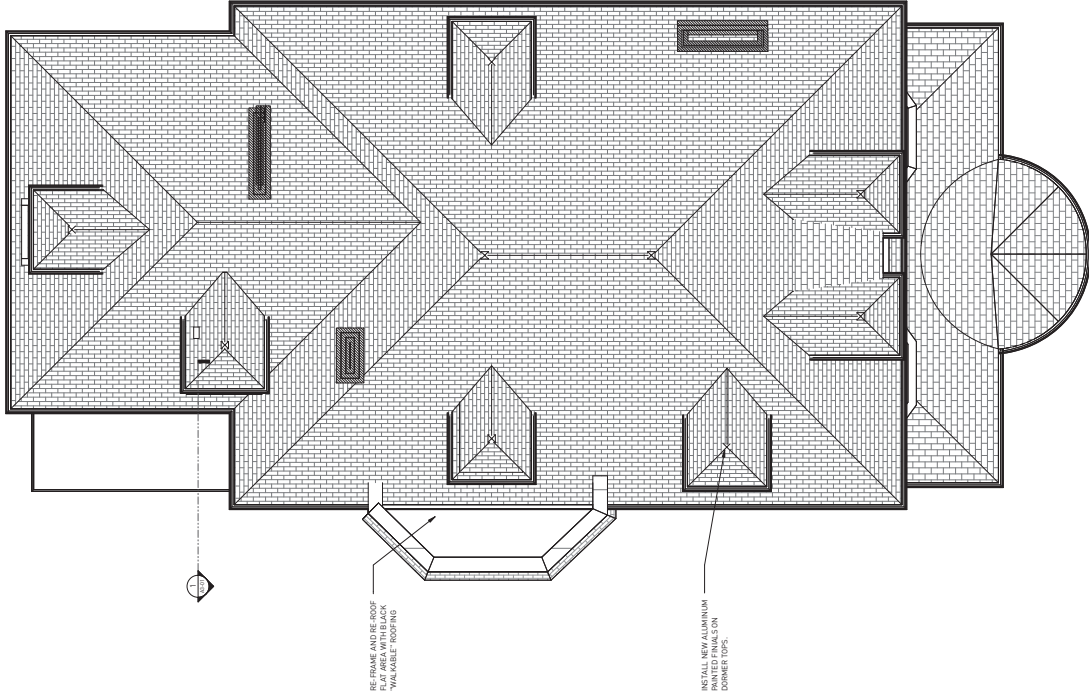
ROOF SYMBOLS

NOTE: SOME WALL TYPES MAY NOT BE APPLICABLE

- CENTER OF 2-HR RATED SEPARATION WALL BELOW
 "CLASS C" FIRE COVERING ROOF
 NEW ASPHALT ROOF
 12" A/C
 1" POLYSTYRENE
 1" POLYSTYRENE
 HIGH POINT SLOPE
 LOW POINT SLOPE
 ROOF TYPE TAG

ROOF GENERAL NOTES

- [illegible]



RE-FRAME AND RE-ROOF
FLAT AREA WITH BLACK
"WALKABLE" ROOFING

INSTALL NEW ALUMINUM
PAINTED FINIALS ON
DORMER TOPS.

1 ROOF
ORIGINAL DRAWING SCALE: 1/4" = 1'-0"



255 EAST FERRY ST
255 E FERRY ST, DETROIT, MI 48202

HDC SUBMISSION

NO.	DATE	DESCRIPTION
1	07.31.2025	HDC SUBMISSION



ROOF PLAN

ON ENLAV

A1-14

ALL OXYATING TONS (OXIDANT, CONTRASTOR, SUB-CONTRACTORS) MEMBERS OR AGENTS OF EITHER OR BOTH ARE TO VERIFY AND CONFIRM ALL CONTRACTING, DESIGNING, CONSULTING AND CONSTRUCTION WORKS IN THE PROJECTS. IF A DISCREPANCY OR ERROR OCCURS WITHIN THE WORK, IF A TIME SCHEDULE ERROR OCCURS BETWEEN THE DRAWINGS, THE SPECIFICATIONS OR THE EXISTING / PROPOSED CONDITIONS, IT SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. ANY PARTY (GENERAL CONTRACTOR, SUB-CONTRACTORS, MEMBERS OR AGENTS OF EITHER OR BOTH) WHO WOULD FAIL TO DO SO WILL BE RESPONSIBLE FOR ANY ERRORS, CONFLICTS,

CONTRACTOR NOTE

ING.

NG.

ER

EXISTING WEST FACADE



EXISTING SOUTH FACADE



HDC SUBMISSION

255 EAST FERRY ST
55 E FERRY ST, DETROIT, MI 48202

NO.	DATE	DESCRIPTION
1	07.31.2025	HDC SUBMISSION

EXISTING EXTERIOR
ELEVATIONS - IMAGES

A2-00

EXISTING EAST FACADE



EXISTING NORTH FACADE



- ELEVATION GENERAL NOTES**
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND STANDARDS. WHERE AN ASSEMBLY IS TO COORDINATE WITH MULTIPLE ADJACENT TRADES, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING SMOOTH, CONSISTENT AND UNNOTICABLE FINISH ACROSS ENTIRE SURFACE.
 2. REFER TO BUILDING AND WALL SECTIONS FOR ELEVATION AND BUILDING HEIGHT INFORMATION.
 3. ALL KEYNOTE / CALLOUTS INDICATE AREAS OF WORK TO BE COMPLETED. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND DOCUMENTING ALL CONDITIONS INTERIOR AND EXTERIOR PRIOR TO COMMENCING ANY SCOPE OF WORK.
 4. PRIOR TO COMMENCING ANY SCOPE OF WORK, THE CONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS AND DOCUMENT THEM. ANY DISCREPANCIES OR PHYSICAL CONDITIONS, ALERT THE ARCHITECT IMMEDIATELY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF EXISTING CONDITIONS AND THE CONSTRUCTION OF NEW CONDITIONS.
 5. ALL ASSEMBLY DETAILS ASSOCIATED WITH THE EXTERIOR FINISHES SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.
 6. PROVIDE PRE-FINISHED ALUMINUM FLASHING, COUNTER FLASHING, AND DRAINAGE FLASHING. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND DOCUMENTING ALL CONDITIONS PRIOR TO COMMENCING ANY SCOPE OF WORK. CONTRACTOR IS TO CLEAN ALL FLASHING AND SEALING ASSEMBLIES UPON COMPLETION OF ALL EXTERIOR SCOPES.
 7. PROVIDE PRE-FINISHED ALUMINUM FLASHING, COUNTER FLASHING, AND DRAINAGE FLASHING. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND DOCUMENTING ALL CONDITIONS PRIOR TO COMMENCING ANY SCOPE OF WORK. CONTRACTOR IS TO CLEAN ALL FLASHING AND SEALING ASSEMBLIES UPON COMPLETION OF ALL EXTERIOR SCOPES.
 8. REFER TO SPECIFICATIONS FOR ALL WINDOW AND DOOR OPENING DIMENSIONS.
 9. CONTRACTOR TO FIELD VERIFY ALL WINDOW AND DOOR OPENING DIMENSIONS.
 10. PREPARE ALL WINDOW AND DOOR OPENINGS WITH CONTINUOUS FLEXIBLE FLASHING APPROPRIATE FOR THE ASSEMBLY MATERIAL AND APPLICATION.
 11. REFER TO CIVIL ENGINEERING DRAWINGS FOR ALL GRADING AND ELEVATION INFORMATION. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND DOCUMENTING ALL CONDITIONS PRIOR TO COMMENCING ANY SCOPE OF WORK. CONTRACTOR IS TO CLEAN ALL FLASHING AND SEALING ASSEMBLIES UPON COMPLETION OF ALL EXTERIOR SCOPES.
 12. COORDINATE LOCATION OF SCHEDULED EXHAUST DISCHARGES THROUGHOUT THIS SET AND SITE CONDITIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND DOCUMENTING ALL CONDITIONS PRIOR TO COMMENCING ANY SCOPE OF WORK. CONTRACTOR IS TO CLEAN ALL FLASHING AND SEALING ASSEMBLIES UPON COMPLETION OF ALL EXTERIOR SCOPES.
 13. PROVIDE PRE-FINISHED ALUMINUM FLASHING, COUNTER FLASHING, AND DRAINAGE FLASHING. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND DOCUMENTING ALL CONDITIONS PRIOR TO COMMENCING ANY SCOPE OF WORK. CONTRACTOR IS TO CLEAN ALL FLASHING AND SEALING ASSEMBLIES UPON COMPLETION OF ALL EXTERIOR SCOPES.



1 REAR PORCH
ORIGINAL DRAWING SCALE: 1/4" = 1'-0"

2 SOUTH ELEVATION - HDC COLOR SCHEME
ORIGINAL DRAWING SCALE: 1/4" = 1'-0"

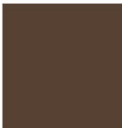


3 SOUTH ELEVATION - FRONT DOOR
ORIGINAL DRAWING SCALE: 1/4" = 1'-0"



B-11 Grayish Olive
Green
MS-5GY 4/2

LOCATIONS: BRICK MOLDS, WINDOW FRAME, PORCH
COLUMNS, TRUSS, AND DRAINAGE



B-8 Grayish Brown
MS-5YR3/2

LOCATIONS: WINDOW SILL / STORM WINDOW, PORCH TRIM
DETAILS

255 EAST FERRY ST
255 E FERRY ST, DETROIT, MI 48202

HDC SUBMISSION

NO. DATE
1 07/31/2025

DESCRIPTION
HDC SUBMISSION



EXTERIOR ELEVATIONS
- COLOR SCHEME

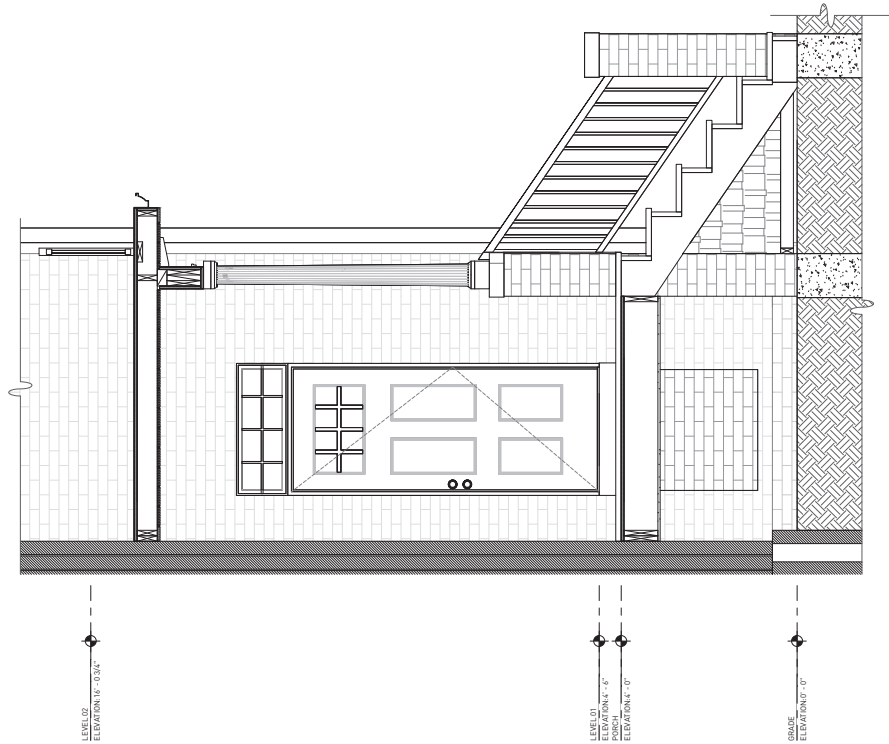
A2-04

SECTION SYMBOLS

- NOTE: SOME SYMBOLS MAY NOT BE APPLICABLE
- | | |
|--|------------------------|
| | CONCRETE FOUNDATION |
| | RIGID INSULATION BOARD |
| | PLYWOOD SHEATHING |
| | MASONRY CMU BLOCK |
| | BATT INSULATION |

SECTION GENERAL NOTES

1. THE CONTRACTOR SHALL FURNISH AND MAINTAIN ALL THE NECESSARY PERMITS AND NOTICES TO THE PLANS OR IN THE SPECIFICATIONS, THE STRICTEST PROVISION SHALL GOVERN.
2. DRAWINGS INDICATE GENERAL AND PHYSICAL DETAILS OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SPECIFICALLY SHOWING SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED. SUBJECT TO APPROVAL BY THE ARCHITECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL SAFETY PRECAUTIONS AND REGULATIONS DURING THE WORK.
3. ALL ASTM AND OTHER REFERENCES ARE PER THE LATEST EDITION OF THESE STANDARDS, UNLESS OTHERWISE NOTED.
4. THE ARCHITECT AND ENGINEER ASSUME NO RESPONSIBILITY FOR THE DESIGN OF THE FOUNDATION OR FOR ANY BUILDING BRACING OR SHORING REQUIRED TO COMPLETE THE PROJECT.

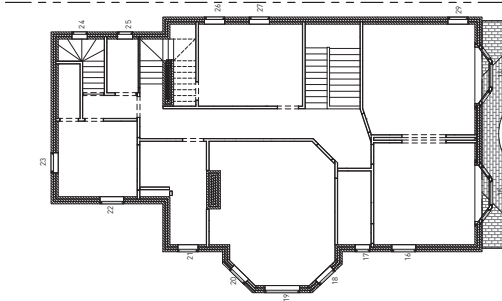


1 SECTION THROUGH NEW SIDE PORCH
ORIGINAL DRAWING SCALE: 3/4" = 1'-0"

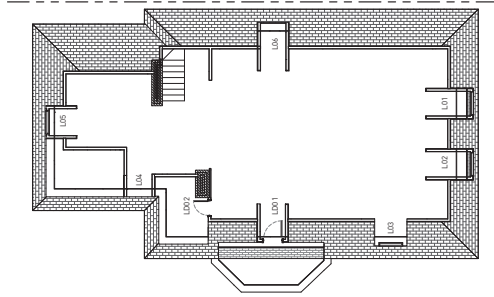
WINDOW SCHEDULE				STATUS	EXISTING	PROPOSED ALTERATION	NOTES
DES.	BASEMENT	FLOOR	REMARKS				
B1	ORIGINAL	DEMOLISH			BRICK IN	RECESS 1"	
B2	ORIGINAL	DEMOLISH			BRICK IN	RECESS 1"	
B3	ORIGINAL	DEMOLISH			BRICK IN	RECESS 1"	
B4	ORIGINAL	DEMOLISH			BRICK IN	RECESS 1"	
B5	ORIGINAL	DEMOLISH			BRICK IN	RECESS 1"	
B6	ORIGINAL	DEMOLISH			BRICK IN	RECESS 1"	
B7	ORIGINAL	DEMOLISH			BRICK IN	RECESS 1"	
B8	ORIGINAL	DEMOLISH			NEW AWNING		
B9	ORIGINAL	DEMOLISH			NEW AWNING		
B10	ORIGINAL	DEMOLISH			NEW AWNING		
B11	ORIGINAL	DEMOLISH			BRICK IN	RECESS 1"	
B12	ORIGINAL	DEMOLISH			BRICK IN	RECESS 1"	
B13	ORIGINAL	DEMOLISH			NEW AWNING		

FIRST LEVEL			
1	ORIGINAL	REFURBISHED	ADD STORM
2	ORIGINAL	REFURBISHED	ADD STORM
3	ORIGINAL	REFURBISHED	ADD STORM
4	ORIGINAL	REFURBISHED	ADD STORM
5	ORIGINAL	REFURBISHED	ADD STORM
6	ORIGINAL	REFURBISHED	ADD STORM
7	ORIGINAL	NOT MEASURED	TO BECOME DOOR TO BECOME DOOR
8	ORIGINAL	NOT MEASURED	
9	ORIGINAL	REFURBISHED	ADD STORM
10	ORIGINAL	REFURBISHED	ADD STORM
11	ORIGINAL	REFURBISHED	ADD STORM
12	ORIGINAL	NOT MEASURED	BRICK IN W / T RECESS
13	ORIGINAL	NOT MEASURED	
14	ORIGINAL	ADD STORM	

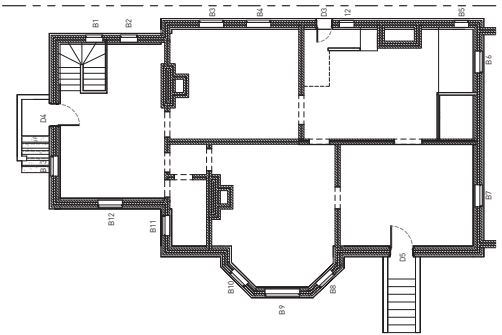
SECOND LEVEL	ORIGINAL	REFURBISHED	ADD STORM
15	ORIGINAL	REFURBISHED	ADD STORM
16	ORIGINAL	REFURBISHED	ADD STORM
17	ORIGINAL	REFURBISHED	ADD STORM
18	ORIGINAL	REFURBISHED	ADD STORM
19	ORIGINAL	REFURBISHED	ADD STORM
20	ORIGINAL	REFURBISHED	ADD STORM
21	ORIGINAL	REFURBISHED	ADD STORM
22	ORIGINAL	REFURBISHED	ADD STORM
23	ORIGINAL	REFURBISHED	ADD STORM
24	ORIGINAL	REFURBISHED	ADD STORM
25	ORIGINAL	REFURBISHED	ADD STORM
26	ORIGINAL	REFURBISHED	ADD STORM
27	ORIGINAL	REFURBISHED	ADD STORM
28	ORIGINAL	REFURBISHED	ADD STORM

[illegible]

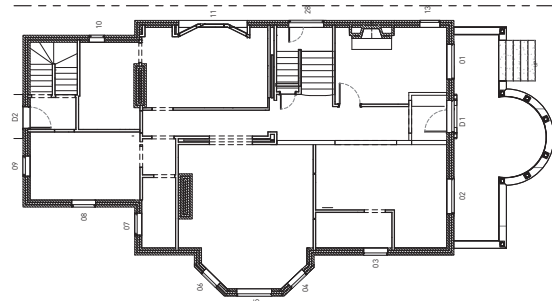
3 EXISTING LEVEL 2 WINDOW PLAN
ORIGINAL DRAWING SCALE: 1/8" = 1'-0"



4 EXISTING LEVEL 3 WINDOW PLAN
ORIGINAL DRAWING SCALE: 1/8" = 1'-0"



1
EXISTING BASEMENT WINDOW PLAN
ORIGINAL DRAWING SCALE: 1/8" = 1'-0"



2 EXISTING LEVEL 1 WINDOW PLAN
ORIGINAL DRAWING SCALE: 1/8" = 1'-0"

255 E FERRY FRONT PORCH

Porch 1



Porch 2



255 E FERRY FRONT PORCH

Porch 3



Porch 4



255 E FERRY FRONT PORCH

Porch Ceiling 1



Porch Ceiling 2



255 E FERRY FRONT PORCH

Porch Floor 1

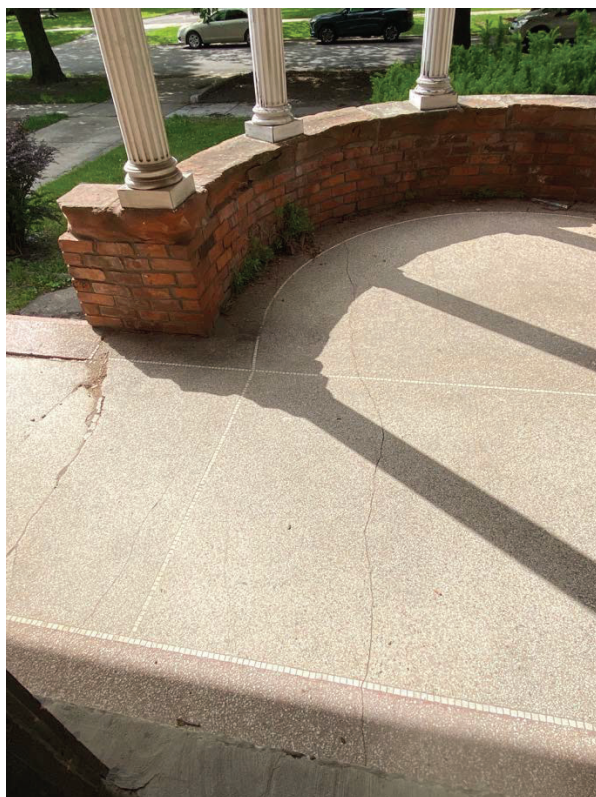


Porch Floor 2

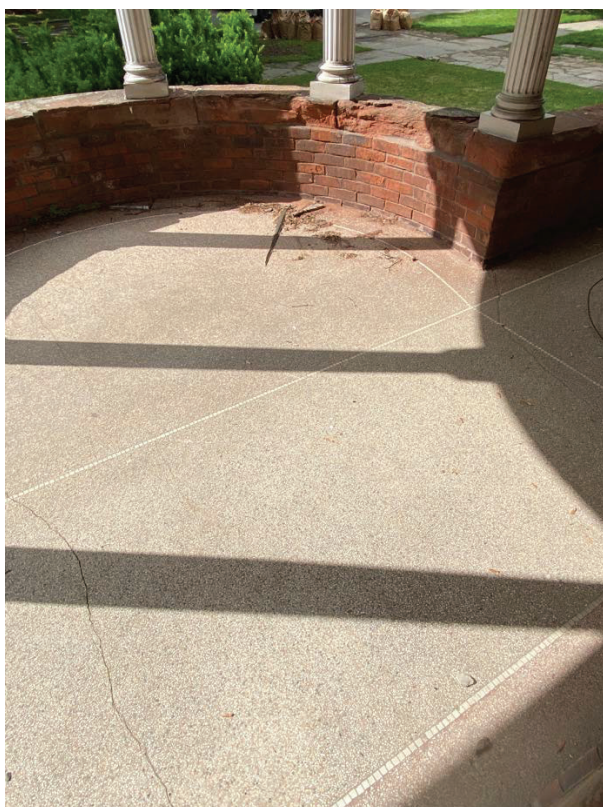


255 E FERRY FRONT PORCH

Porch Floor 3

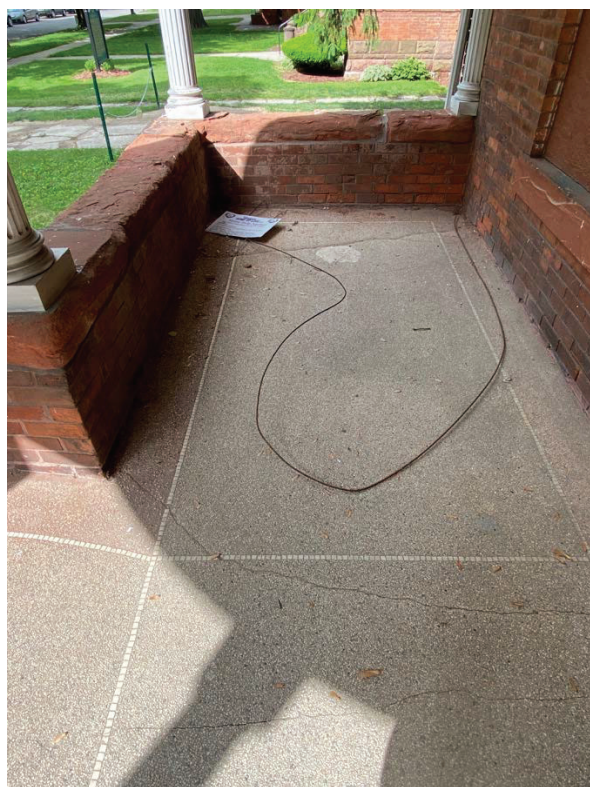


Porch Floor 4

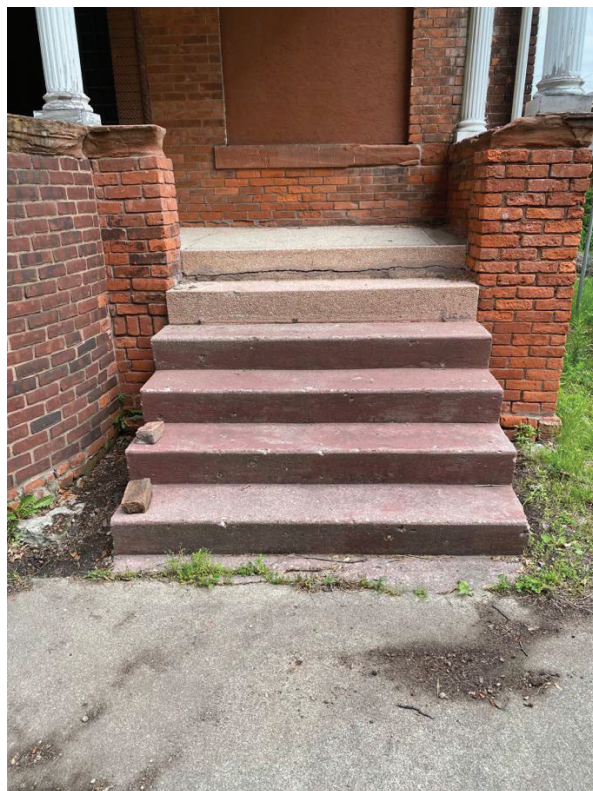


255 E FERRY FRONT PORCH

Porch Floor 5



Porch Steps





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

HISTORIC DISTRICT COMMISSION ADDITIONAL INFORMATION REQUEST

Date: 08/25/2025

Application Number: HDC2025-00551

APPLICANT & PROPERTY INFORMATION

NAME: Brian V Hurttienne

COMPANY NAME: Christian Hurttienne Architects

ADDRESS: 15324 E Jefferson, Suite 5

CITY: Grosse Pointe Park

STATE: MI

ZIP: 48230

PROJECT ADDRESS: 455 E Ferry

HISTORIC DISTRICT: East Ferry Avenue

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:

This application is not complete. Please provide the following:

MASONRY

- What type of mortar will be used?

Please note: a softer, more breathable mortar like lime-based mix is crucial for older, softer bricks as it allows for flexibility and moisture movement, preventing damage caused by rigid, modern cement mortars.

- With the new replacement/infill brick, we would need:
 - Product information identifying the proposed replacement brick and colorway(s)
 - Photos of sample new brick next to historic brick to see color comparison

FRONT PORCH

- Photo example of proposed crushed limestone finish
- NOT NECESSARY, THOUGH RECOMMENDED: Narrative explaining what is wrong with the existing columns, if a restoration assessment/estimate was obtained (and if not, why not), and why the decision was made to replace them.

DORMERS

- Product information with the proposed aluminum finals (screenshot of product information is OK, but website links are not)

WINDOWS

- New windows design, material, operation, lite configuration, dimensions, and color with visuals

Thank you!

APPLICANT RESPONSE

Response Date: 09/11/2025



Mortar: The mortar will be a soft mortar to match the original mortar in strength, color and depth from face of brick. We will add this to the drawings.

Replacement Brick: The replacement brick will be Detroit Common Brick. Glen-Gery Brick company has supplied two samples for review. The brick on the left is what we are choosing.

Crushed Limestone Finish: We will be matching the existing crushed limestone finish on the existing porch. Research shows that crushed limestone is readily available. Please see photo of porch and photo of available crushed limestone.

Porch Columns: The owners retract their wish to replace the columns. We believe there was miscommunication about the porch items, where we want to replace some of the column capital plates, since they are scab wood, painted. We would replace with solid finish wood, and paint to be matching throughout the porch.

Dormer Finials: We will remove the dormer finials as we don't know of a source for this product.

New Dormer Windows: The new dormer windows will be Jeld-Wen W-5500 Aluminum Clad Casement. Exterior color of Chestnut Brown. Clear Glass. Please see brochure.









W-5500™ CLAD-WOOD CASEMENT

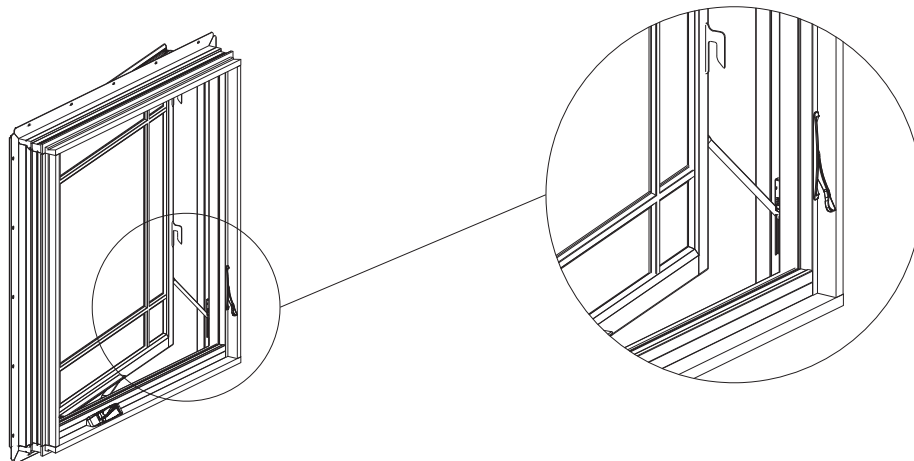
Architectural Design Manual
January 2025



GENERAL INFORMATION

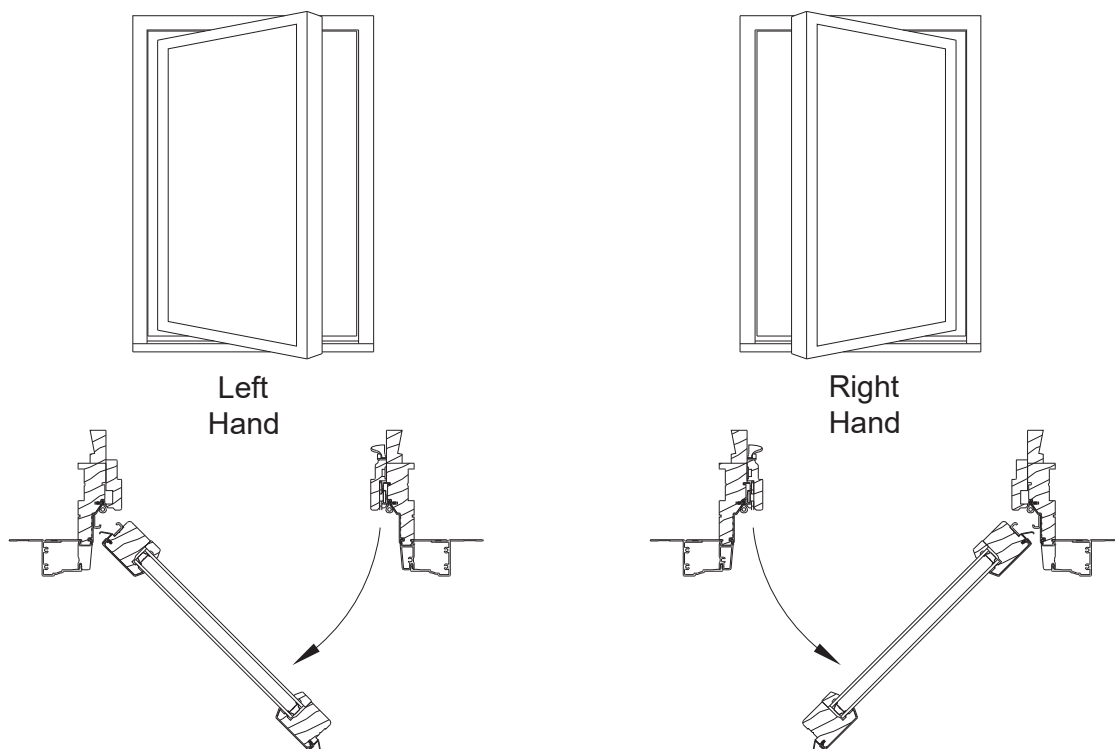
Window Opening Control Device (WOCD)

W-5500™ Clad-Wood Casement windows can be fitted with the optional WOCD. This limit device helps protect against potential falls by children through open windows. The WOCD limits initial window operation to 4" or less but can be bypassed by a two-step operation for full egress requirements. The WOCD automatically re-latches when the sash is fully closed.



Handing

The direction the sash opens as viewed from the exterior of the window.



UNIT SIZING

Rough Opening

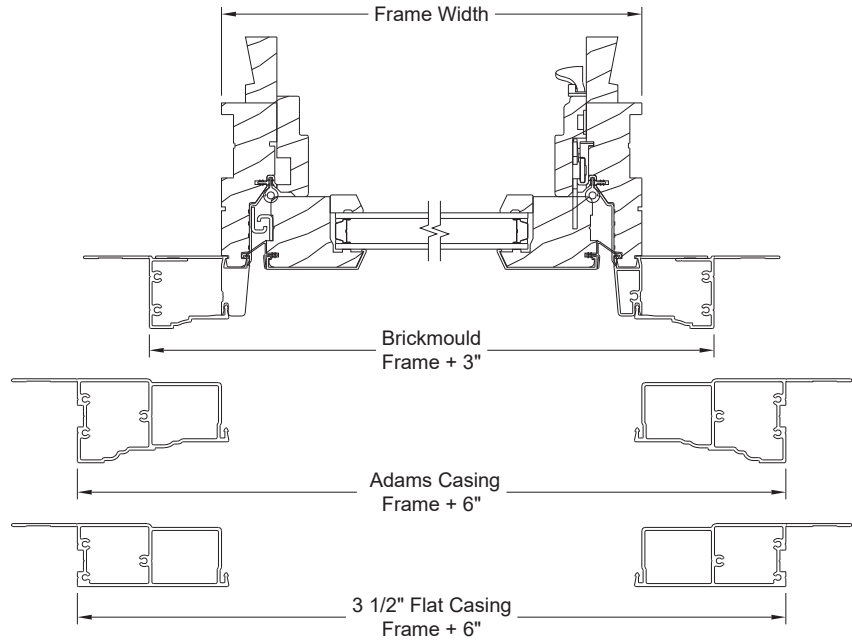
The frame size of the window plus 3/4".

Masonry Opening

The overall size of the window, including trim, plus 1/2".

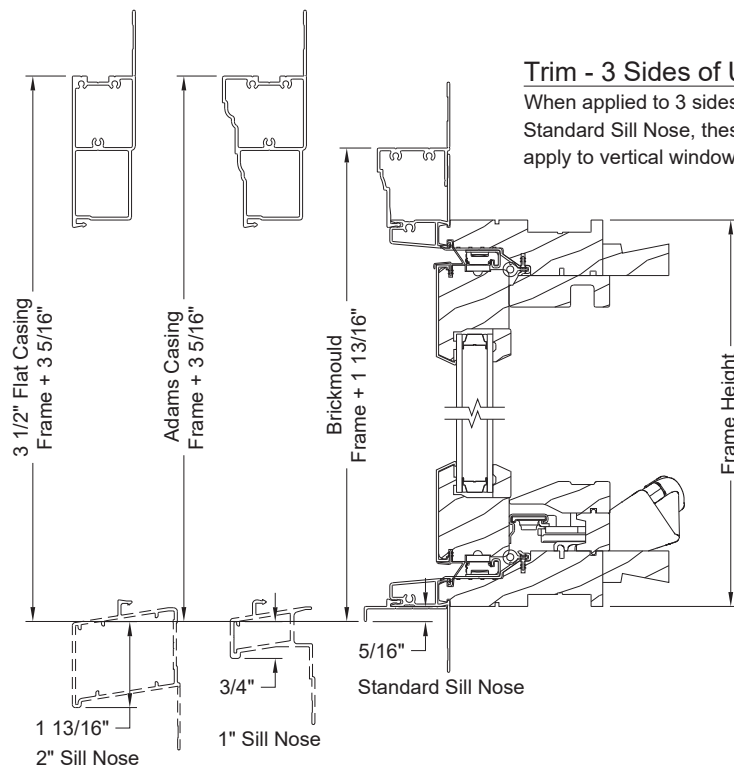
Trim - 4 Sides of Unit

When applied to four sides of unit, these dimensions apply to both vertical and horizontal window sections.



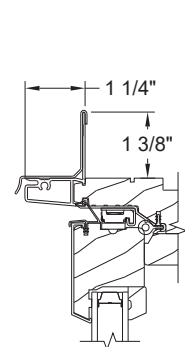
Trim - 3 Sides of Unit

When applied to 3 sides of the unit, with Standard Sill Nose, these dimensions apply to vertical window sections only.

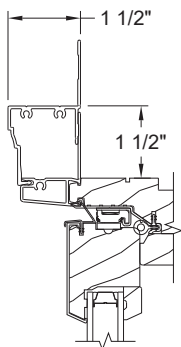


TRIM, SILL NOSE & FRAME EXPANDER OPTIONS

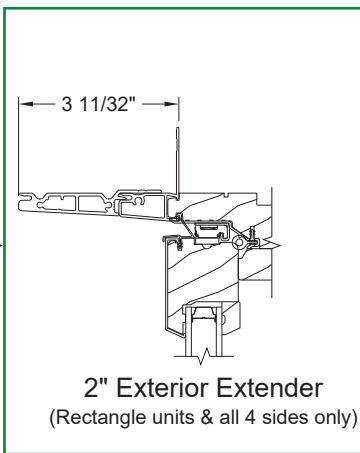
Trim Options



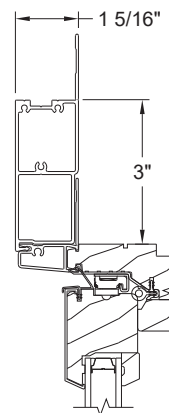
Standard Nail Fin



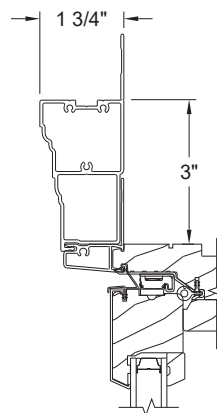
Brickmould



2" Exterior Extender
(Rectangle units & all 4 sides only)

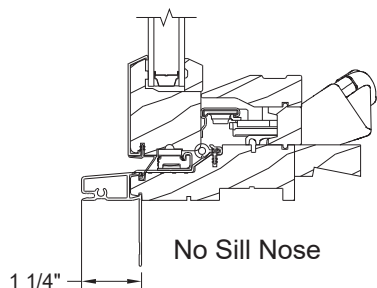


3 1/2" Flat Casing

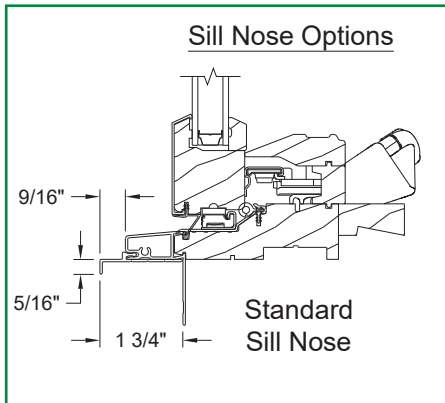


Adams Casing

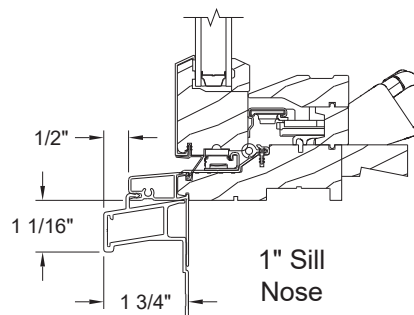
Sill Nose Options



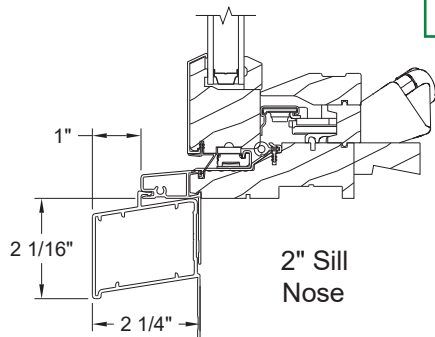
No Sill Nose



Standard Sill Nose

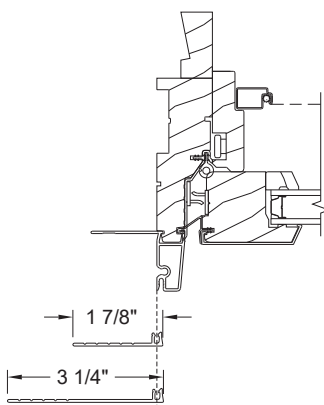


1" Sill Nose



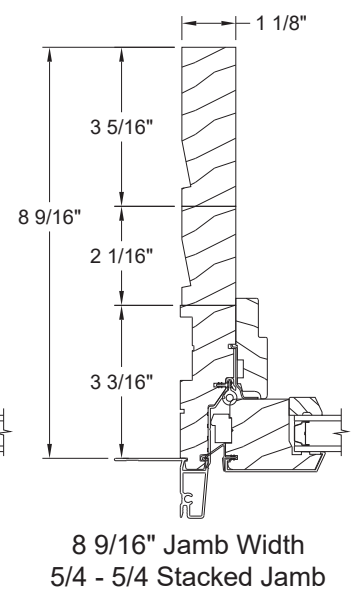
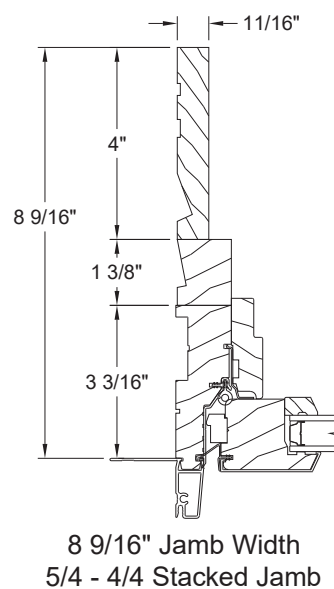
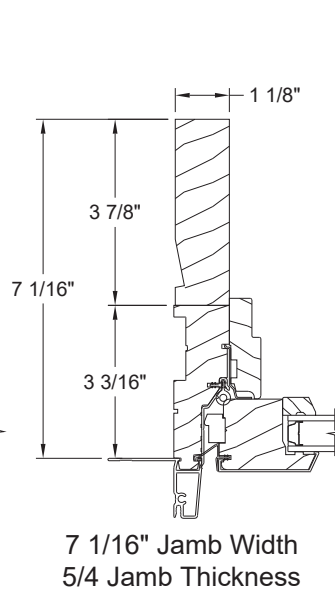
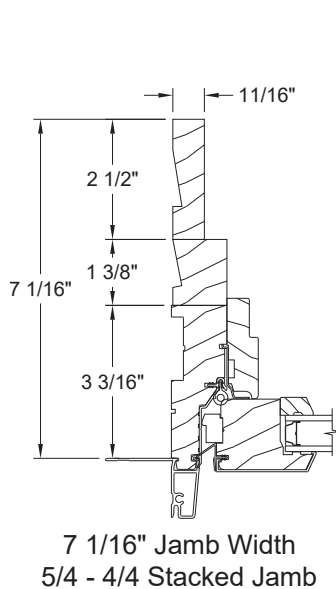
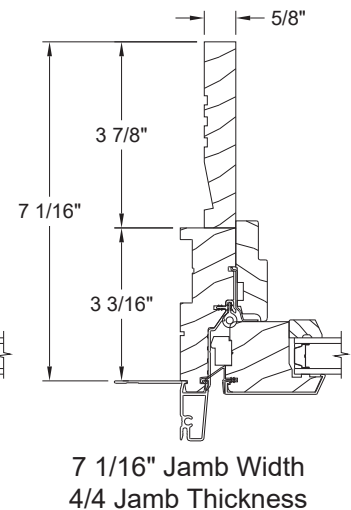
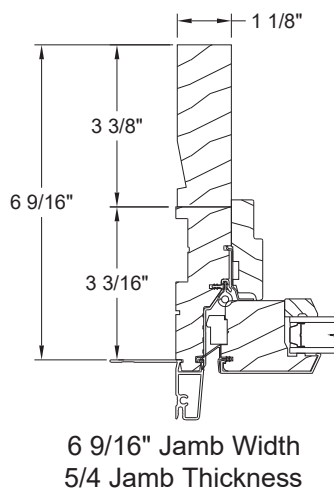
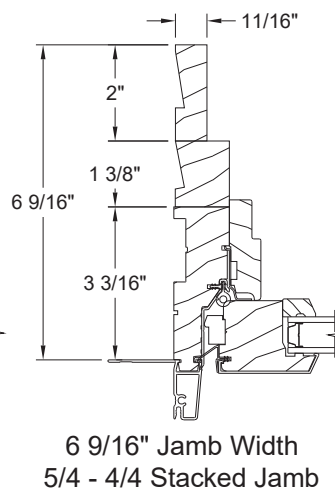
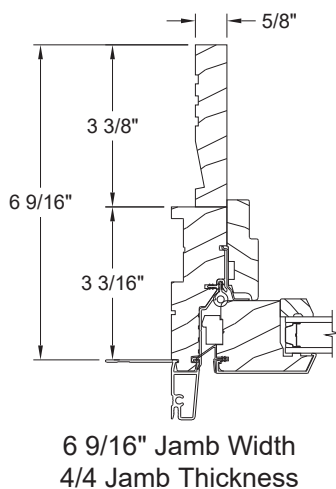
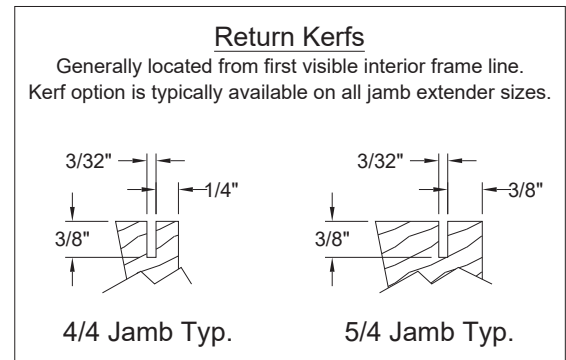
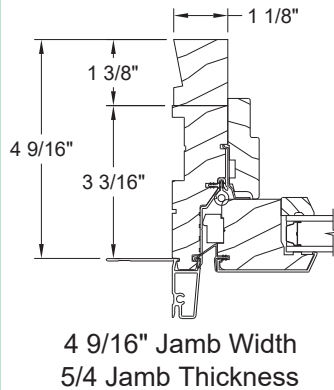
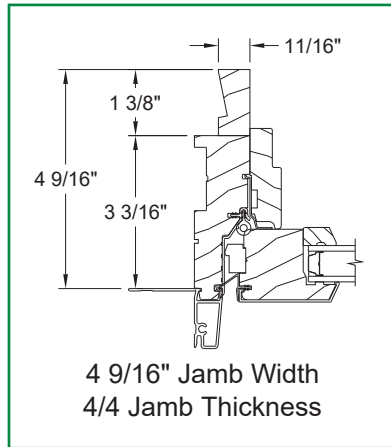
2" Sill Nose

Frame Expander Options

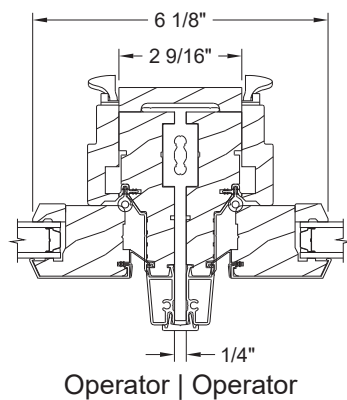
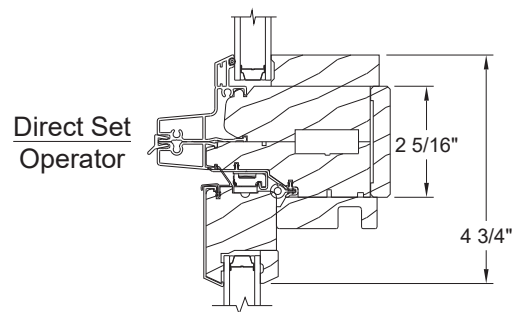
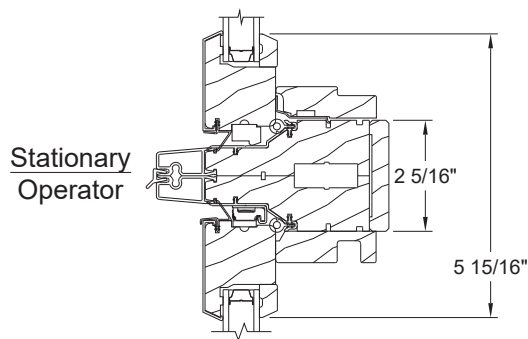
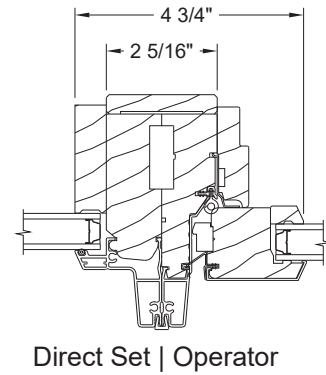
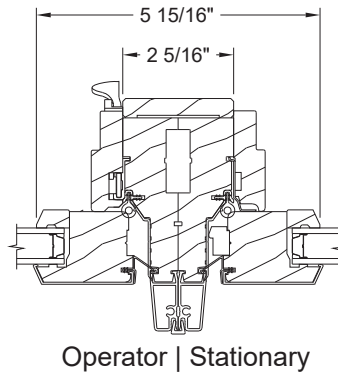
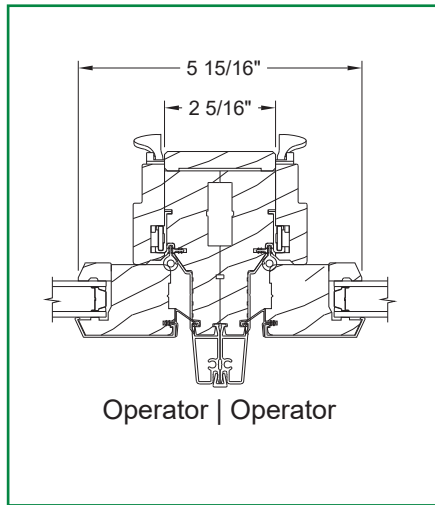


JAMB EXTENDER & RETURN KERF OPTIONS

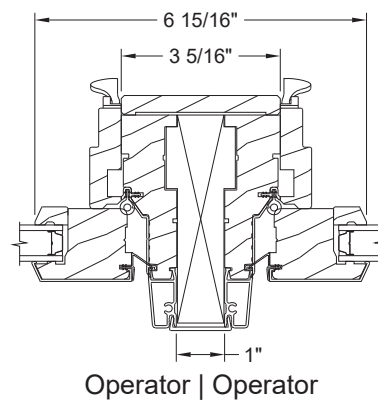
Interior Extenders



MULLION OPTIONS

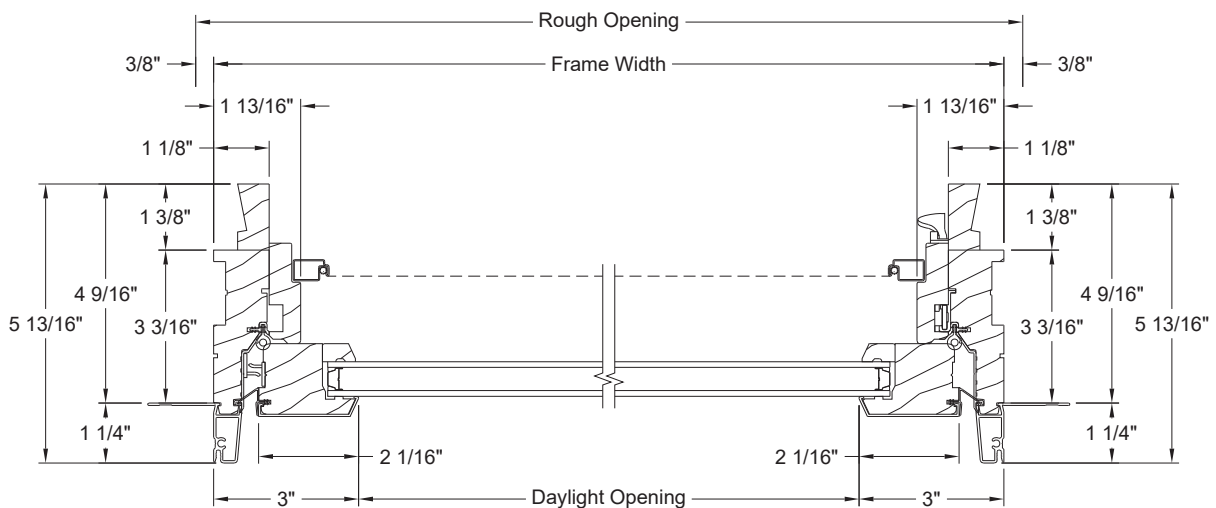
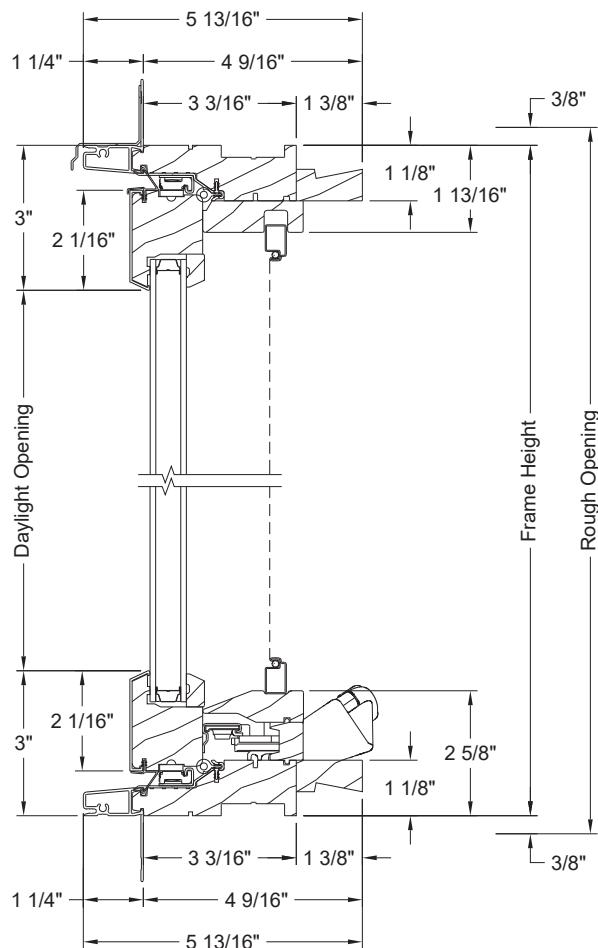
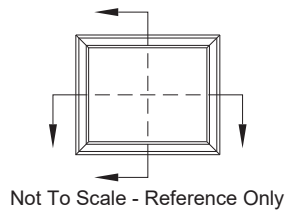


1/4" Structural Mull



1" Solid Spread Mull

OPERATOR SECTIONS



FORMULAS

Understanding JELD-WEN Book Codes:

W-5500™ Clad-Wood Window Product	Prefix	Width Code	Height Code
Standard Casement	SCC	WW	HH
Push Out Casement	SCPOC		
Extended Circle Segment Casement	SCCS		

Sample Book Code:

SCC3236 = W-5500™ Clad-Wood Casement, 32" x 36" Frame Size

SCPOC3236 = W-5500™ Clad-Wood Push Out Casement, 32" x 36" Frame Size

SCCS3236 = W-5500™ Clad-Wood 1-Panel Extended Circle Segment Casement, 32" x 36" Frame Size

SCCS3236-2 = W-5500™ Clad-Wood 2-Panel Extended Circle Segment Casement, 64" x 36" Frame Size

Formulas	
Rough Opening	$(\text{Frame Width} + 3/4") \times (\text{Frame Height} + 3/4")$
Masonry Opening	$(\text{Overall Width} + 1/2") \times (\text{Overall Height} + 1/2")$
Daylight Opening ft²	$((\text{Frame Width} - 5\ 7/8") \times (\text{Frame Height} - 5\ 7/8")) / 144$
Clear Opening ft²	
Standard Casement - Standard Hinge	$((\text{Frame Width} - 9\ 7/8") \times (\text{Frame Height} - 4\ 7/16")) / 144$
Standard Casement - Egress Hinge	$((\text{Frame Width} - 5\ 1/2") \times (\text{Frame Height} - 4\ 13/32")) / 144$
Standard Casement - Butt Hinge	$((\text{Frame Width} - 4\ 13/32") \times (\text{Frame Height} - 4\ 13/32")) / 144$
Push Out Casement - Friction Hinge	$((\text{Frame Width} - 9\ 15/16") \times (\text{Frame Height} - 4\ 1/16")) / 144$
Extended Circle Segment Casement - 1-Panel	$((\text{Frame Width} - 9\ 7/8") \times (\text{Leg Height} - 2\ 19/32")) / 144$
Extended Circle Segment Casement - 2-Panel	$((\text{Frame Width} / 2 - 9\ 7/8") \times (\text{Leg Height} - 2\ 19/32")) / 144$
Extended Circle Segment Casement - 3-Panel	$((\text{Frame Width} / 3 - 9\ 7/8") \times (\text{Leg Height} - 2\ 19/32")) / 144$

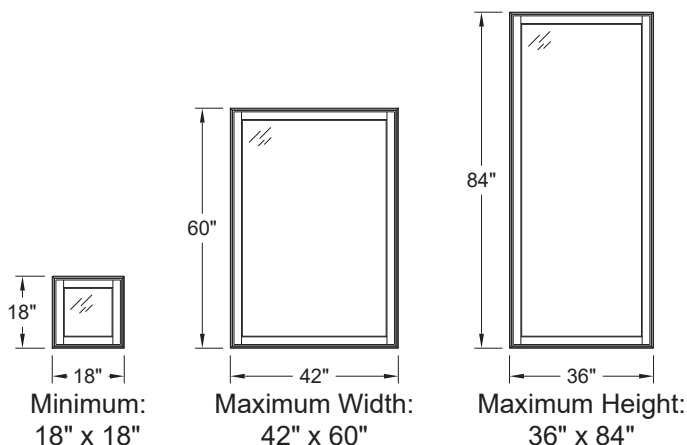
Note: "Overall" dimensions include frame and trim.

Unit elevations are shown without exterior trim.

Standard sizes are shown. Other sizes may be available as custom orders. Contact JELD-WEN Customer Service for more information.

MIN-MAX STANDARD SIZING

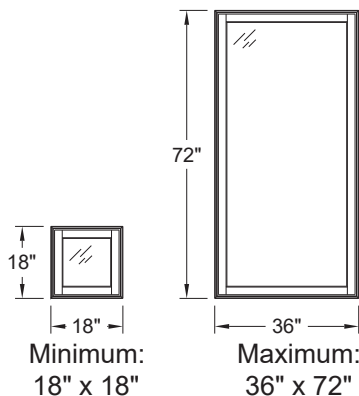
Operator - Standard Sizing



Standard Widths			
18"	20"	24"	28"
30"	32"	36"	42"
Standard Heights			
18"	20"	24"	28"
30"	36"	42"	48"
54"	60"	64"	66"
72"	78"	84"	

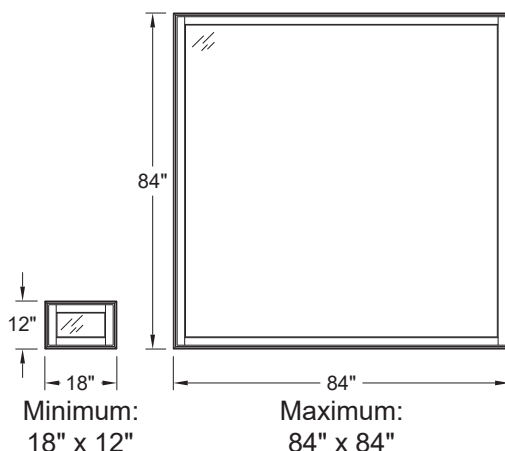
Operator window sizes 32" x 84", 36" x 78", 36" x 84", and all 42" Wide units use a Sash Limiter to restrict operation to a 20° opening. The Sash Limiter cannot be bypassed to provide egress nor is it a Window Opening Control Device (WOCD).

Pushout - Standard Sizing



Standard Widths			
18"	20"	24"	28"
30"	32"	36"	
Standard Heights			
18"	20"	24"	24"
30"	36"	42"	48"
54"	60"	64"	66"
72"			

Stationary



Standard Widths			
18"	20"	24"	28"
30"	32"	36"	42"
48"	54"	60"	66"
72"	84"		
Standard Heights			
12"	18"	20"	24"
28"	30"	36"	42"
48"	54"	60"	64"
66"	72"	78"	84"

Standard sizes are shown. Other sizes may be available as custom orders. Contact JELD-WEN Customer Service for more information.

Re: [EXTERNAL] Re: City of Detroit DOCKET NOTICE: 255 E. Ferry HDC2025-00551

From Lise Saint James <Lise.SaintJames@detroitmi.gov>
Date Fri 10/3/2025 4:55 PM
To Brian Hurttienne <brian@cha-c.com>

Attic door: What material will it be made out of? Will it have any windows in it or be a solid surface?

Sandstone "elements" to be dyed: Please clarify. Will this be cementitious stucco? Actual sandstone (like in the common beige color)? Etc.

Cheers,

Lise Saint James (PRONOUNCED "LEASE") (SHE/HER)

Planner II, Historic Preservation | Planning & Development | City of Detroit

Coleman A. Young Municipal Center, 2 Woodward Ave. Suite 808, Detroit, MI 48226

www.detroitmi.gov/hdc

lise.saintjames@detroitmi.gov

From: Brian Hurttienne <brian@cha-c.com>
Sent: Thursday, October 2, 2025 4:36 PM
To: Lise Saint James <Lise.SaintJames@detroitmi.gov>
Subject: [EXTERNAL] Re: City of Detroit DOCKET NOTICE: 255 E. Ferry HDC2025-00551

Lise,

The paint color for the dormer window will match the other windows. The dark brown of the color guide.

The attic door is custom as the height is only 5'-0". So, it will just be a flush door, no detail. Painted brown like the window color.

Thanks, Brian

Brian V. Hurttienne | Principal | FAIA

CHRISTIAN HURTTIENNE

Development I Architecture I Construction

C: 313-850-6689 www.cha-c.com

On Oct 1, 2025, at 10:45 AM, Lise Saint James <Lise.SaintJames@detroitmi.gov> wrote:

I have two questions for the proposal:

1. What is the Jeld-Wen attic exterior clad color?
2. What will be the new attic door for the dormer on the East?

Thank you!

Cheers,

Lise Saint James (PRONOUNCED "LEASE") (SHE/HER)

Planner II, Historic Preservation | Planning & Development | City of Detroit

Coleman A. Young Municipal Center, 2 Woodward Ave. Suite 808, Detroit, MI 48226

www.detroitmi.gov/hdc

lise.saintjames@detroitmi.gov

From: Lise Saint James <Lise.SaintJames@detroitmi.gov>
Sent: Friday, September 19, 2025 2:56 PM
To: Brian Hurttienne <brian@cha-c.com>; hello@aselzer.com <hello@aselzer.com>
Subject: City of Detroit DOCKET NOTICE: 255 E. Ferry HDC2025-00551

Good afternoon,

Your application is scheduled to be heard at the City of Detroit's Historic District Commission (HDC) meeting on **October 8th at 4:30PM.**

This meeting will be held in-person at the Coleman A. Young Municipal Center but can be attended by applicants online, via Zoom. We recommend that applicants attend in person if possible. After 5:00PM, the only entrance to the building is via the Randolph Street entrance. Please respond to this email letting us know what members of your applicant team expect to join via Zoom, so they can be identified by our staff for "promotion" to the webinar panel at the appropriate time.

Historic District Commission Meeting Details:

Wednesday, October 8th at 4:30PM

(In person) - Coleman A. Young Municipal Center, 2 Woodward Ave, Detroit, MI 48226

Erma Henderson Auditorium, 13th floor

(Via Zoom) - Meeting Link: <https://cityofdetroit.zoom.us/j/532007617>

By Phone: 312-626-6799 (Meeting ID # 532007617)

Going forward with your application, **I will be your primary Historic District Commission (HDC) staff contact for this specific application. Please be aware that HDC staff will conduct a field visit to view and photograph the property from the public sidewalk (right-of-way).**

The staff report is typically available the Monday prior to the meeting and will contain a staff *recommendation* to the Commission. It will be posted to the [HDC website](#) (click on the appropriate meeting date to be brought to the page) along with all submitted documents and photographs. I will notify you by email when the staff report is available. It is imperative you read the staff report completely prior to the meeting.

Email me should you have any questions or concerns about this specific application.

Cheers,

Lise Saint James (PRONOUNCED "LEASE") (SHE/HER)

Planner II, Historic Preservation | Planning & Development | City of Detroit

Coleman A. Young Municipal Center, 2 Woodward Ave. Suite 808, Detroit, MI 48226

www.detroitmi.gov/hdc

lise.saintjames@detroitmi.gov

Re: [EXTERNAL] City of Detroit DOCKET NOTICE: 255 E. Ferry HDC2025-00551

From Lise Saint James <Lise.SaintJames@detroitmi.gov>

Date Thu 10/9/2025 12:10 PM

To Brian Hurttienne <brian@cha-c.com>

Thank you for attending last night! You will receive your Certificate of Appropriateness (COA) on Tuesday via a link in an email from *HDC via DocuSign*.

Cheers,

Lise Saint James (PRONOUNCED "LEASE") (SHE/HER)

Planner II, Historic Preservation | Planning & Development | City of Detroit

Coleman A. Young Municipal Center, 2 Woodward Ave. Suite 808, Detroit, MI 48226

www.detroitmi.gov/hdc

lise.saintjames@detroitmi.gov

From: Brian Hurttienne <brian@cha-c.com>

Sent: Wednesday, October 8, 2025 3:00 PM

To: Lise Saint James <Lise.SaintJames@detroitmi.gov>

Subject: Re: [EXTERNAL] City of Detroit DOCKET NOTICE: 255 E. Ferry HDC2025-00551

Thanks, Lise,

I did look them up this afternoon and forwarded to my client. We will be there in person.

Thanks, Brian

Brian V. Hurttienne | Principal | FAIA

CHRISTIAN HURTTIENNE

Development I Architecture I Construction

C: 313-850-6689 www.cha-c.com

On Oct 8, 2025, at 2:55 PM, Lise Saint James <Lise.SaintJames@detroitmi.gov> wrote:

My apologies. I uploaded the staff report on Friday and forgot to email you a copy.

Attached is the report outlining staff response and recommendation to the Historic District Commission regarding your application for work at **255 E. Ferry**, to be heard at the Detroit Historic District Commission meeting on **October 8th at 5:30PM**.

Note that the Commission is not required to follow staff recommendations and you should be prepared to make a case to the Commission as to why your project should be approved as designed. You will have the opportunity to vocalize a presentation and respond to staff analysis. Your application is subject to Public Hearing, which means that public comments will be heard by the Commission.

This meeting will be held in-person at the Coleman A. Young Municipal Center but can be attended by applicants online, via Zoom. We recommend that applicants attend in person if possible. After 5:00PM, the only entrance to the building is via the Randolph Street entrance.

Historic District Commission Meeting Details:

Wednesday, October 8th at 4:30PM

(In person) - Coleman A. Young Municipal Center, 2 Woodward Ave, Detroit, MI 48226

Erma Henderson Auditorium, 13th floor

(Via Zoom) - Meeting Link: <https://cityofdetroit.zoom.us/j/532007617>

By Phone: 312-626-6799 (Meeting ID # 532007617)

Staff and applicants will also have the opportunity to clarify/discuss matters during your Commission review. The Commission may also have additional questions or comments concerning your proposal, outside of what is discussed in the staff report, which you should be ready to answer.

Also, please confirm that all your submitted materials have been made available for Commission review (click on your property) at the website below:

[Regular Historic District Commission \(HDC\) Meeting](#)

Cheers,

Lise Saint James (PRONOUNCED "LEASE") (SHE/HER)

From: Brian Hurttienne <brian@cha-c.com>
Sent: Wednesday, October 8, 2025 12:41 PM
To: Lise Saint James <Lise.SaintJames@detroitmi.gov>
Subject: Re: [EXTERNAL] City of Detroit DOCKET NOTICE: 255 E. Ferry HDC2025-00551

Lise,

Any agenda, schedule, Staff Report, available yet?

Thanks, Brian

Brian V. Hurttienne | Principal | FAIA

CHRISTIAN HURTTIENNE
Development I Architecture I Construction
C: 313-850-6689 www.cha-c.com

On Oct 4, 2025, at 12:12 PM, Brian Hurttienne <brian@cha-c.com> wrote:

Just wood.

Brian V. Hurttienne | Principal | FAIA

CHRISTIAN HURTTIENNE
Development I Architecture I Construction
C: 313-850-6689 www.cha-c.com

On Oct 3, 2025, at 5:19 PM, Lise Saint James <Lise.SaintJames@detroitmi.gov> wrote:

Yes, thank you very much! I still need one more tidbit of information —

Attic door: What material will it be made out of?

Cheers,

Lise Saint James (PRONOUNCED "LEASE") (SHE/HER)
Planner II, Historic Preservation | Planning & Development | City of Detroit
Coleman A. Young Municipal Center, 2 Woodward Ave. Suite 808, Detroit, MI 48226
www.detroitmi.gov/hdc
lise.saintjames@detroitmi.gov

From: Brian Hurttienne <brian@cha-c.com>
Sent: Friday, October 3, 2025 5:08 PM
To: Lise Saint James <Lise.SaintJames@detroitmi.gov>
Subject: Re: [EXTERNAL] City of Detroit DOCKET NOTICE: 255 E. Ferry HDC2025-00551

Lise,

The attic door will not have any windows and will just be flat.

The sandstone elements of the front porch and other window sill replacement will be made with form-work to match each piece being replaced, as in its original condition. The sizes of the sandstone elements are very important to reproduce exactly the existing sizes of the redstone elements. This sandstone will be a mixture of fine sand and concrete, no aggregate, and thus when mixed, will be dyed to match the red of the existing sandstone. Kind of like a countertop of concrete, but with a smooth sand finish for the exterior to be as similar to the redstone as possible. If sandstone is not dyed it would be the common beige you see all over the place.

Does this help?

Thanks, Brian

Brian V. Hurttienne | Principal | FAIA

CHRISTIAN HURTTIENNE
Development I Architecture I Construction
C: 313-850-6689 www.cha-c.com

On Oct 3, 2025, at 4:55 PM, Lise Saint James <Lise.SaintJames@detroitmi.gov> wrote:

Attic door: What material will it be made out of? Will it have any windows in it or be a solid surface?

Sandstone "elements" to be dyed: Please clarify. Will this be cementitious stucco? Actual sandstone (like in the common beige color)? Etc.

Cheers,

Lise Saint James (PRONOUNCED "LEASE") (SHE/HER)

Planner II, Historic Preservation | Planning & Development | City of Detroit

Coleman A. Young Municipal Center, 2 Woodward Ave. Suite 808, Detroit, MI 48226

www.detroitmi.gov/hdc

lise.saintjames@detroitmi.gov

From: Brian Hurttienne <brian@cha-c.com>

Sent: Thursday, October 2, 2025 4:36 PM

To: Lise Saint James <Lise.SaintJames@detroitmi.gov>

Subject: [EXTERNAL] Re: City of Detroit DOCKET NOTICE: 255 E. Ferry HDC2025-00551

Lise,

The paint color for the dormer window will match the other windows. The dark brown of the color guide.

The attic door is custom as the height is only 5'-0". So, it will just be a flush door, no detail. Painted brown like the window color.

Thanks, Brian

Brian V. Hurttienne | Principal | FAIA

CHRISTIAN HURTTIENNE

Development I Architecture I Construction

C: 313-850-6689 www.cha-c.com

On Oct 1, 2025, at 10:45 AM, Lise Saint James <Lise.SaintJames@detroitmi.gov> wrote:

I have two questions for the proposal:

1. What is the Jeld-Wen attic exterior clad color?
2. What will be the new attic door for the dormer on the East?

Thank you!

Cheers,

Lise Saint James (PRONOUNCED "LEASE") (SHE/HER)

Planner II, Historic Preservation | Planning & Development | City of Detroit

Coleman A. Young Municipal Center, 2 Woodward Ave. Suite 808, Detroit, MI 48226

www.detroitmi.gov/hdc

lise.saintjames@detroitmi.gov

From: Lise Saint James <Lise.SaintJames@detroitmi.gov>

Sent: Friday, September 19, 2025 2:56 PM

To: Brian Hurttienne <brian@cha-c.com>; hello@aselzer.com <hello@aselzer.com>

Subject: City of Detroit DOCKET NOTICE: 255 E. Ferry HDC2025-00551

Good afternoon,

Your application is scheduled to be heard at the City of Detroit's Historic District Commission (HDC) meeting on **October 8th at 4:30PM**.

This meeting will be held in-person at the Coleman A. Young Municipal Center but can be attended by applicants online, via Zoom. We recommend that applicants attend in person if possible. After 5:00PM, the only entrance to the building is via the Randolph Street entrance. Please respond to this email letting us know what members of your applicant team expect to join via Zoom, so they can be identified by our staff for "promotion" to the webinar panel at the appropriate time.

Historic District Commission Meeting Details:

Wednesday, October 8th at 4:30PM

(In person) - Coleman A. Young Municipal Center, 2 Woodward Ave, Detroit, MI 48226

Erma Henderson Auditorium, 13th floor

(Via Zoom) - Meeting Link: <https://cityofdetroit.zoom.us/j/532007617>

By Phone: 312-626-6799 (Meeting ID # 532007617)

Going forward with your application, **I will be your primary Historic District Commission (HDC) staff contact for this specific application. Please be aware that HDC staff will conduct a field visit to view and photograph the property from the public sidewalk (right-of-way).**

The staff report is typically available the Monday prior to the meeting and will contain a staff *recommendation* to the Commission. It will be posted to the [HDC website](#) (click on the appropriate meeting date to be brought to the page) along with all submitted documents and photographs. I will notify you by email when the staff report is available. It is imperative you read the staff report completely prior to the meeting.

Email me should you have any questions or concerns about this specific application.

Cheers,

Lise Saint James (PRONOUNCED "LEASE") (SHE/HER)

Planner II, Historic Preservation | Planning & Development | City of Detroit

Coleman A. Young Municipal Center, 2 Woodward Ave. Suite 808, Detroit, MI 48226

www.detroitmi.gov/hdc

lise.saintjames@detroitmi.gov

<STAFF REPORT_255 E. Ferry_HDC2025-00551_Final.pdf>