



**PLANNING AND
DEVELOPMENT DEPARTMENT**

Coleman A. Young Municipal Center
2 Woodward Avenue, Suite 808
Detroit, Michigan 48226

Phone 313•224•1339
www.detroitmi.gov

SR-2 – ADVISORY STAFF REPORT (09-04-2026)

This advisory report, prepared by staff, represents the opinion and advice of professional staff, and does not represent nor direct the separate review and decision of the Historic District Commission. This report serves as an addendum to SR-1, an objective staff summary of the proposal and property.

ADDRESS: 105 DELAWARE

MEETING DATE: 09-09-2026

APPLICATION NUMBER: HDC2026-00448

SCOPE: DEMOLISH REAR ENCLOSED STAIRS, REHABILITATE BUILDING

ADVISORY STAFF REPORT PREPARED BY: L. SAINT JAMES

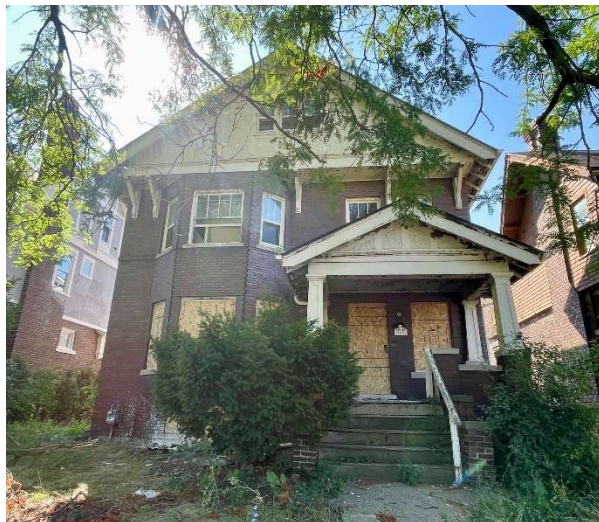
STAFF OBJECTIONS TO APPROVAL:

This first section describes itemized conclusions/concerns, which, in staff's professional opinion, would prevent the issue of an unconditional Certificate of Appropriateness (COA). "None" means staff has no objections and believes a COA is warranted, with no conditions. The Historic District Commission is not required to accept staff opinions or recommendations.

1. The proposed paint and gutter/downspout colors are incompatible with the historic character of the house and are not typical for the Tudor Revival style.

STAFF ANALYSIS AND DISCUSSION:

This second section expands on the reasoning and analysis leading to staff's conclusions given in the first section above. The Historic District Commission is not required to accept staff opinions or recommendations.



Staff photo, 08-28-2026



State Historic Preservation Office, date unknown

- Rear addition was approved on July 11, 1997 via application **97-81** with the following conditions:
 - *The window sash and trim color matches the trim on the existing building*
 - *The stucco used for the door infill matches the existing stucco*
 - *The vinyl siding matches the color of the stucco on the building*



Staff photo of rear of property, 08-28-2026

- Currently, a two-story non-historic addition with enclosed stairs is at the rear of the building (south side).
- The applicant proposes to demolish the rear enclosed stairs and cover the resulting opening with vinyl to match the existing.
- Due to the addition and enclosed stairs being added in 1997, outside of the period of significance, and the low quality of materials, it is staff's opinion that the demolition of the stair enclosure will be appropriate.



"After" proposal rendering from application

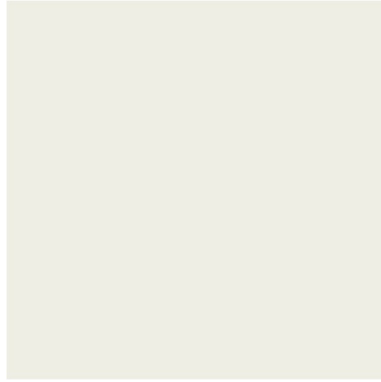
- In addition to the rear stair enclosure demolition, the applicant is proposing to restore the windows, woodwork, and front door, replace the roof, and replace the gutters and downspouts.

Roof



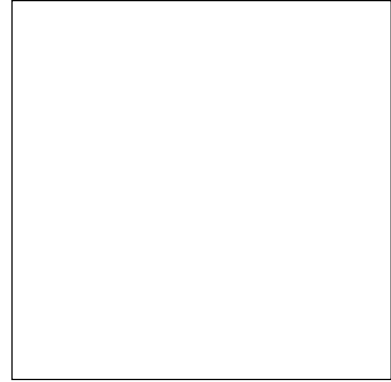
*GAF Timberline HDZ Architectural Shingles
in Charcoal*

Woodwork Paint Color



*Benjamin Moore
White Dove*

Gutter & Downspouts



White

- As described in the Historic District Commission Color System D, “In the original medieval buildings, these exposed timbers were the structural supports of the frame and roof with spaces between filled with lime plaster or rough cast sand stucco, stone, or brick. With this in mind, these heavy frames should be painted to look like weathered English oak; black, dark brown, or, perhaps, dark green, or olive.” And “Normally, the window and door frames and the projecting cornices will be painted the color selected for the heavy timber frames or a gray, brown or greenish stone color to match the actual stone trim of the house if such exists, or, a dark color such as black, dark brown, or dark green to suggest the metal casement windows which were normally iron and lead set in oak, frames which, like the heavy framing, darkened with age.” Although the colors did include off-whites for the stucco between the half-timbering, houses of this style and era didn’t typically use off-whites for the half-timbering, trim, and window sashes. Pure white, as proposed for the gutters and downspouts, is also inconsistent with the recommended color palette.

STAFF RECOMMENDATION:

This third and final section takes staff’s itemized “objections” identified in the first section, and presents them in the form of “conditions” in support of a proposed approval recommendation or “reasons” in support of a proposed denial recommendation, in the form required by Section 21-2-78 of the City Code. The Historic District Commission is not required to accept staff opinions or recommendations.

Section 21-2-78, Determinations of Historic District Commission

Recommendation 1 of 1, Certificate of Appropriateness

Staff recommends that the proposed work will be appropriate according to the Secretary of the Interior’s Standards for Rehabilitation and the New Center Area Historic District’s Elements of Design, with the condition that:

1. The proposed woodwork paint and gutter/downspout colors are to follow the Historic District Commission Color System D, suggesting darker colors.