



February 14, 2018

Ms. Jennifer Ross, Historic Specialist
City of Detroit, Planning & Development Department
2 Woodward Avenue, Suite 808
Detroit, MI 48226

Re: 229 Edmund Renovation and Addition
The Henry Glover House

Ms. Ross,

We respectfully submit this enclosed description of the Henry Glover House (229 Edmund) Renovation and Addition project to the City of Detroit Historic District Commission for review.

The existing house is located within the Brush Park Historic District and the Federal Woodward East Historic District. The original house design and construction dates to the 1870's. It is one of the few remaining historic mansions in Brush Park.

The house was purchased in the fall of 2017 by Doug Quada, a local developer. Christian Hurttienne Architects were retained to redesign the existing house and design an addition to make mansion with the addition into a five-unit apartment or condominium building. There will be a garage constructed at the rear of the site, at the alley, containing five car parking spaces, and storage space above. Doug is devoted to restoring the house and creating the addition and garage to replicate the presence of the existing house.

The original house is of high Victorian style. It has a center entrance tower, with the main living spaces to the west of the tower. The east side was originally a two-story compliment to the three-story west half, but in the 1920's the house was added onto with the upper floor and a rear addition. The house has been abandoned for over 30 years, and deterioration of the structure is vast. Most of the detail has been removed or is in poor condition. The plaster is only 20% intact. Interior elements of stairways and windows and doors are minimally salvageable. The roofing and mansard of the original structure are in poor condition.

It is the intent of the developer with CHA that the house be restored per the Secretary of the Interior Standards for Rehabilitation. The masonry will be cleaned, missing brick will be replaced, all masonry will be pointed, and stone trim will be recast or sculpted to match the original elements of the exterior. The segmented arches over the upper dormers will be recreated with copper roofing and trim, wood trim painted, and new windows. All windows will be new aluminum clad wood windows, either double hung or casement depending on the original construction. All exterior doors will be wood, recreated from existing doors.

All porches will be new. The front porches are in a configuration from photographs of the original porch. The base of the porch will be stone masonry salvaged from the site of previous foundations with stone steps. The porch floors will be wood painted, and all columns railings and trim will be wood painted. The roofing will be flat-seam copper. All gutters and downspouts will be aluminum, in green to emulate copper patina. Similarly, the new side and rear porches will be made of the same materials of stone and wood, in a simpler design manner than the front porches.



The rear addition will be a two-story structure of wood framing and brick veneer designed as a stair tower for the residential units and two additional residential units. The brick is salvaged from the original house deconstruction. The separation from the main house with the addition will be clad with the limestone as a veneer. The façade will have a mansard roof above the second floor to emulate the original house mansard, slightly smaller in scale to be in proportion with the two-story structure.

Roofing for the main house will be a slate roof in the diamond pattern, of a green / gray color. The roofing of the rear addition and garage mansards will be slate in a traditional rectangular pattern, in the green / gray color. Most other roofing will be copper with copper flashing. Incidental roofing or metal elements of the house will be black aluminum. The cresting along the ridge of the tower and original portion of mansard roof will be black aluminum in a High Victorian design.

The garage will be a two-story structure with a mansard roof to match the adjacent addition. The garage will be slightly shorter in appearance to provide dimensional variation of sight-lines, proportion and scale, and visual interest. The doors will be flat steel doors, painted. Trim on the garage will match the new addition, which emulates the original house structure. The garage doors facing the alley will be aluminum, in a color coordinated with the other colors on site.

All colors for the house will be based on the City of Detroit Historic District Color Guide, Color System B.

The site landscaping has not been planned at this time. We will submit a landscaping plan to the HDC for review in the summer of 2018.

Other site elements will be concrete sidewalks from the front street sidewalk to the porches and garage. Aggregate will be utilized to create a darker concrete color to lessen the contrast of new concrete.

Fencing will be minimal on the site. From the front elevation there will be a short span of fencing from the house to the site edge of existing chain link fencing, at the front of the house to the adjacent property. On the east side, the fence will be set back to near the new porch, with a gate. The other fencing will run from the garage to the adjacent property with a gate. The fencing will be black wrought iron, 6'-0" high at the sides and rear, and 4'-0" in the front yards.

I believe this is an accurate description of the house and addition, accompanied by the drawings, enclosed. Please review and let me know of further items you need to complete your review and presentation to the Historic District Commission.

Thank you,

Brian V. Hurttienne, Principal
Christian Hurttienne Architects
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Detroit, MI