

June 16, 2020

CERTIFICATE OF APPROPRIATENESS

Pierre Harik
The Carlton Lofts
20520 Vernier Road
Harper Woods MI 48225

RE: Application Number 20-6748: 2915 John R and 20-6746: 69 & 95 Edmund Place; Brush Park Historic District

Dear Mr. Harik:

At the regular scheduled meeting held on June 10, 2020, the Detroit Historic District Commission (“Commission”) reviewed the above-referenced application for building permit. Pursuant to Section 5(10) of the Michigan Local Historic District Act, as amended, being MCL 399.205, MSA 5-3407(5)(10) and Section 21-2-73 of the 2019 Detroit City Code; the Commission reviewed the above-referenced application for building permit and hereby issues a Certificate of Appropriateness, which is effective as of June 16, 2020.

The Commission issued a Certificate of Appropriateness for the following work items because they meet the Secretary of Interior’s Standards for Rehabilitation, specifically Standards:

- 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*
- 6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*
- 9) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*

The applicant is requesting the following items for review:

2915 JOHN R

Parking Lot

- Remove deteriorated asphalt parking area on the North and West side of the building (31 parking spaces)
- Lay new asphalt parking area on the North and West side of the building, including:
 - New striping
 - New greenspace on the north side of the John R entrance
 - Modification/reduction in size of the landscaped courtyard to create an additional (five) parking spots, two of which will be ADA-accessible

Courtyard

- Removal of the pond structure, concrete pad, and sidewalks.
- Creation of greenspace
- New sidewalks and curb to be poured
 - A ramp will connect the ADA-parking spots to the sidewalk.
 - A new sidewalk is proposed to bisect the courtyard, creating a path from the parking lot to the rear courtyard wall of the building. While the current entrance to the building from the courtyard is down a flight of stairs, this walkway takes into account possible future plans for more entrances should ground floor services be added within the building.
- No free-standing lighting is planned. There are three existing lights in the courtyard illuminating the pathway to the staircase and the staircase itself. There are several units that have windows that face the courtyard so enough light was put there to provide visibility but not be blinding.

69 & 95 EDMUND

Parking Lot

- The gravel lot will be leveled, concrete curbs will be poured, and an asphalt topcoat will be applied on top of 8-inches of compact 21AA (aggregate), creating 32 parking spaces.
- The entire lot for 95 Edmund will be used for the new parking lot. Thirty-five (35) feet of 69 Edmund (the western portion of the parcel) was sold and is not included in the parking plan, allowing for a substantial distance between the parking lot and the adjacent structure. The distance between the adjacent structure and its front property line is 7.3 feet, whereas the distance between the parking spaces and its property line is 5 feet.
- The existing gate at 95 Edmund will be replaced with a sliding gate; the existing curb cut will continue to be used and the existing fencing will remain intact.
- The lot includes greenspaces at the entrance as well as the western edge of the lot, and a landscaped buffer will be installed within the five-foot setback between the fence and the parking spaces. Burning trees, boxwoods, berberis and spireas, to provide some color to the area, will be planted.

Please retain this COA for your files. It is important to note that approval by the Detroit Historic District Commission does not waive the applicant's responsibility to comply with any other applicable ordinances or statutes. If you have any questions regarding the foregoing, please contact me at 313-628-2190.

For the Commission:



Audra Dye
Architectural Historian, Detroit Historic District Commission