

2/23/2021

CERTIFICATE OF APPROPRIATENESS

Steven Luplow
1686 Chicago Boulevard
Detroit, MI 48206

RE: Application Number 21-7052; 1686 Chicago Boulevard, Boston – Edison Historic District

Dear Mr. Luplow,

At the regularly scheduled meeting held virtually on February 17, 2021, 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 has reviewed the above-referenced application for building permit and hereby issues a Certificate of Appropriateness, which is effective as of February 23, 2021.

The following proposed work meets the defined elements of design for the historic district and the Secretary of the Interior’s Standards for Rehabilitation and guidelines for rehabilitating historic buildings (36 CFR Part 67).

- **Install new gate running from west elevation of the property at 1686 Chicago east across the driveway to the east elevation of the neighboring property to the east. Details of the gate include:**

- Gate Style EFF-20



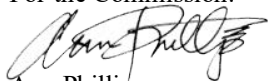
- Located near the rear (northeast) corner of the house
 - 11’ wide (two 5’-6” panels)
 - Wrought-iron style aluminum gate with arch at the center.
 - 6’-0” high at the posts (ends) of the gate arching to 7’-0” high at the center where the gate panels meet.
 - Gate panels to be on electric openers.
- **Replace existing chain-link fence at east and west side yards with new wood fencing (6’-0” high) to match existing wood fencing at rear property line.**

With the following conditions:

- The wood fence is to be stained or painted to complement the existing house.

Please retain this COA for your files. You should now proceed to obtain a building permit from the City of Detroit Buildings, Safety, Engineering and Environmental Department. 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.

For the Commission:



Ann Phillips

Staff

Detroit Historic District Commission

THIS IS A 3-PAGE FORM - ALL INFORMATION IS REQUIRED FOR PROJECT REVIEW

HISTORIC DISTRICT COMMISSION PROJECT REVIEW REQUEST

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

Date: 12/09/20

PROPERTY INFORMATION

ADDRESS: 1686 Chicago Boulevard AKA:

HISTORIC DISTRICT: Boston Edison

SCOPE OF WORK: (Check ALL that apply)

<input type="checkbox"/> Windows/ Doors	<input type="checkbox"/> Roof/Gutters/ Chimney	<input type="checkbox"/> Porch/ Deck	<input checked="" type="checkbox"/> Landscape/Fence/ Tree/Park	<input type="checkbox"/> General Rehab
<input type="checkbox"/> New Construction	<input type="checkbox"/> Demolition	<input type="checkbox"/> Addition	<input type="checkbox"/> Other: _____	

APPLICANT IDENTIFICATION

Property Owner/
Homeowner Contractor Tenant or
Business Occupant Architect/Engineer/
Consultant

NAME: Steven Luplow COMPANY NAME:

ADDRESS: 1686 Chicago Blvd CITY: Detroit STATE: MI ZIP: 48206

PHONE: 906-792-8104 MOBILE: 906-792-8104 EMAIL: steven.luplow@gmail.com

PROJECT REVIEW REQUEST CHECKLIST

Please attach the following documentation to your request:

PLEASE KEEP FILE SIZE OF ENTIRE SUBMISSION UNDER 30MB

- Completed Building Permit Application (highlighted portions only)
- ePLANS Permit Number (only applicable if you've already applied for permits through ePLANS)
- Photographs of ALL sides of existing building or site
- Detailed photographs of location of proposed work (photographs to show existing condition(s), design, color, & material)
- Description of existing conditions (including materials and design)
- Description of project (if replacing any existing material(s), include an explanation as to why replacement--rather than repair--of existing and/or construction of new is required)
- Detailed scope of work (formatted as bulleted list)
- Brochure/cut sheets for proposed replacement material(s) and/or product(s), as applicable

NOTE:

Based on the scope of work, additional documentation may be required.

See www.detroitmi.gov/hdc for scope-specific requirements.

Upon receipt of this documentation, staff will review and inform you of the next steps toward obtaining your building permit from the Buildings, Safety Engineering and Environmental Department (BSEED) to perform the work.

SUBMIT COMPLETED REQUESTS TO HDC@DETROITMI.GOV

P2 - BUILDING PERMIT APPLICATION

Date: _____

PROPERTY INFORMATION

Address: 1686 Chicago Blvd Floor: _____ Suite#: _____ Stories: _____

AKA: _____ Lot(s): _____ Subdivision: _____

Parcel ID#(s): _____ Total Acres: _____ Lot Width: _____ Lot Depth: _____

Current Legal Use of Property: _____ Proposed Use: _____

Are there any existing buildings or structures on this parcel? Yes No

PROJECT INFORMATION

Permit Type: New Alteration Addition Demolition Correct Violations

Foundation Only Change of Use Temporary Use Other: _____

Revision to Original Permit #: _____ (Original permit has been issued and is active)

Description of Work (Describe in detail proposed work and use of property, attach work list)

Remove existing Chain-link fence. Install new wooden fence in place of chain link. Install new aluminum gate across driveway, including electric opener.

MBC use change No MBC use change

Included Improvements (Check all applicable; these trade areas require separate permit applications)

HVAC/Mechanical Electrical Plumbing Fire Sprinkler System Fire Alarm

Structure Type

New Building Existing Structure Tenant Space Garage/Accessory Building

Other: _____ Size of Structure to be Demolished (LxWxH) _____ cubic ft.

Construction involves changes to the floor plan? Yes No

(e.g. interior demolition or construction to new walls)

Use Group: _____ Type of Construction (per current MI Bldg Code Table 601) _____

Estimated Cost of Construction \$ _____ By Contractor \$ _____ By Department

Structure Use

Residential-Number of Units: _____ Office-Gross Floor Area _____ Industrial-Gross Floor Area _____

Commercial-Gross Floor Area: _____ Institutional-Gross Floor Area _____ Other-Gross Floor Area _____

Proposed No. of Employees: _____ List materials to be stored in the building: _____

PLOT PLAN SHALL BE submitted on separate sheets and shall show all easements and measurements (must be correct and in detail). SHOW ALL streets abutting lot, indicate front of lot, show all buildings, existing and proposed distances to lot lines. (Building Permit Application Continues on Next Page)

For Building Department Use Only

Intake By: _____ Date: _____ Fees Due: _____ DngBld? No

Permit Description:

Permit #:

Current Legal Land Use: _____ Proposed Use: _____

Permit#: _____ Date Permit Issued: _____ Permit Cost: \$ _____

Zoning District: _____ Zoning Grant(s): _____

Lots Combined? Yes No (attach zoning clearance)

Revised Cost (revised permit applications only) Old \$ _____ New \$ _____

Structural: _____ Date: _____ Notes: _____

Zoning: _____ Date: _____ Notes: _____

Other: _____ Date: _____ Notes: _____



HISTORIC DISTRICT COMMISSION REVIEW & PERMIT PROCESS



* THE COMMISSION MEETS REGULARLY AT LEAST ONCE PER MONTH, TYPICALLY ON THE SECOND WEDNESDAY OF THE MONTH. (SEE WEBSITE FOR MEETING SCHEDULE/AGENDAS)

FIND OUT MORE AT www.detroitmi.gov/hdc

Existing Conditions:

Our existing fence includes a 6ft tall wooden fence at the rear of the property, and 4' chain link fence along both sides of the property. There is a small section on the west side of the property that includes 6' chain link fencing. Currently no gate on the driveway.

West side:



West side chain link tall section:



East side:



Driveway:




Scope of Work:

- Replace existing chain link with wooden fence, matching the existing fence at the rear.
- Install new Aluminum gate across the driveway
 - 6' tall at posts
 - 7' tall at middle of arch
 - 11' Wide
 - Pickets $\frac{3}{4}$ " x $\frac{3}{4}$ "
- Install electric openers for the gate

Proposed material for new fence:




Proposed gate specifications, will be commercial grade.




	Residential	Avalanche Series™	Commercial	Industrial/Heavy Ind.
Post	2" x 2" x .060 Wall	2" x 2" x .060 Wall	2" x 2" x .060 Wall	2-1/2" x 2-1/2" x .075 or .100 Wall
Vertical Rails	2" x 2" x .060 Wall 2" x 2" x .125 Wall 2-1/2" x 2-1/2" x .075 or .100 Wall	2" x 2" x .060 Wall 2" x 2" x .125 Wall 2-1/2" x 2-1/2" x .075 or .100 Wall	2" x 2" x .060 Wall 2" x 2" x .125 Wall 2-1/2" x 2-1/2" x .075 or .100 Wall	3" x 3" x .125 Wall 4" x 4" x .125 or .250 Wall 6" x 6" x .125 or .250 Wall
Horizontal Rails	1-1/8" x 1"	1-1/8" x 1" for Residential 1-3/8" x 1-1/4" for Commercial	1-1/8" x 1-3/4"	1-5/8" x 1-5/8"
Enclosed Bottom	N/A	N/A	N/A	Heavy Industrial Only
End Walls	.062	.062	.062	.100
Top Walls	.062	.062	.062	.070
Pickets	5/8" x 5/8" x .050 Wall or 5/8" x 3/4" x .050 Wall or 5/8" x 1" x .050 Wall	3/8" x 5/8" x .050 Wall or 3/8" x 3/4" x .050 Wall or 3/8" x 1" x .050 Wall For Residential 3/4" x 3/4" x .050 Wall or 3/4" x 1" x .062 Wall For Commercial	3/4" x 3/4" x .050 Wall or 3/4" x 1" x .062 Wall	1" x 1" x .062 Wall
Picket Spacing	3-13/16" or 1-5/8"	3-13/16" or 1-5/8" for Residential 3-3/4" or 1-1/2" for Commercial	3-3/4" or 1-1/2"	3-3/4" or 1-3/8"
3" Picket Spacing Available in Most Grades and Styles. Please Call for Details.				
Heights	3, 3 1/2, 4, 4 1/2, 5, & 6 Feet	3, 3 1/2, 4, 4 1/2, 5, & 6 Feet	3, 3 1/2, 4, 4 1/2, 5, & 6 Feet	3, 3 1/2, 4, 5, 6, 7, 8 & 10 Feet
Panel Length	6'	6' for Residential 6' or 7' 6" for Commercial	6' or 7' 6"	6' 5" or 8'


Panels come fully assembled in above Heights & Lengths. Custom Heights available please call for details.
 Screws: 410 Stainless Steel corrosion resistant. The heads are coated with zinc and yellow chromate, then painted to match the color of the fence.
 Colors Available: Black, Quaker Bronze, White, Walnut Brown, Beige, Sandstone & Hartford Green. Custom colors available upon request.
 Not available in Walnut Brown, Beige, Sandstone or Hartford Green




Residential




NEW
Avalanche Series™
No Exposed Screws (Patent Pending)




Commercial





Industrial





Heavy Industrial
No Exposed Screws



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

EFS-15


EFF-20



EFF-25


EFS-50



EFS-55


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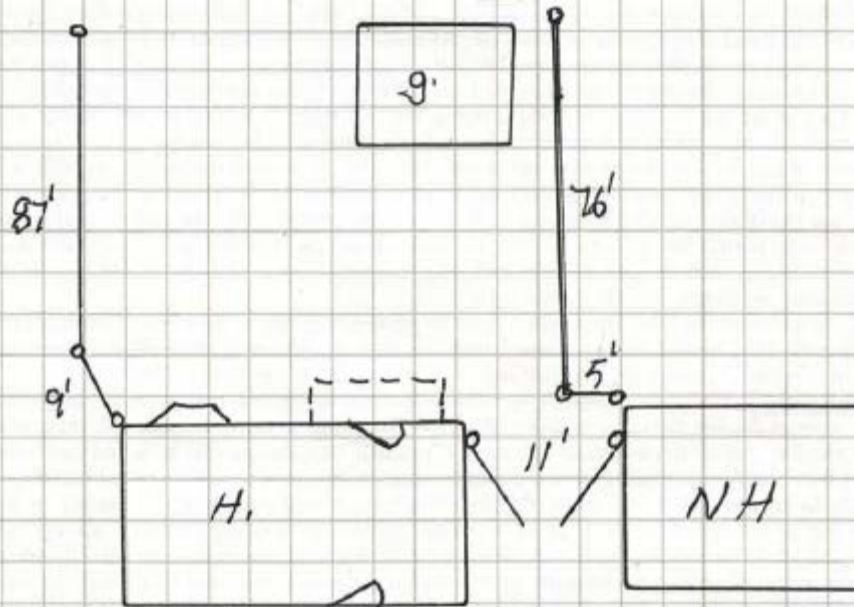
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Proposed Gate Design:

















Front:







Rear:







Garage:





