

DHDC 22-7121

APPROVAL DOCUMENT – POST AT WORK LOCATION

CITY OF DETROIT
HISTORIC DISTRICT COMMISSION

2 WOODWARD, SUITE 808
DETROIT, MICHIGAN 48226

3/15/22

CERTIFICATE OF APPROPRIATENESS

Carlo Liburdi
104, 112 Edmund Pl.
Detroit, MI 48202

RE: Application Number 21-7121; 104, 112 Edmund Pl; Brush Park Historic District

Dear Applicant,

At the Regular Meeting that was held on March 9, 2022, the Detroit Historic District Commission (“DHDC”) reviewed the above-referenced application. Pursuant to Section 5(1) of the Michigan Local Historic District Act, as amended, being MCL 399.205 (1) and Sections 21-2-73/21-2-78 of the 2019 Detroit City Code; the DHDC hereby issues a Certificate of Appropriateness (“COA”) for the following work, effective on March 15, 2022, as it meets the Secretary of Interior’s Standards for Rehabilitation and the district’s Elements of Design:

- *A 6’ metal fence between the properties of 112 and 104 Edmund, and extend the fence southward (towards the alley), stopping 10’ from the alley right of way and turning into the carriage house.*
- *A vegetative screening by planting tightly spaced Upright Hetzii Juniper’s and ornamental grasses on the property of 104 Edmund Pl, as shown on the accompanying landscape plan.*

Please retain this COA for your files and post it 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. If you have any questions regarding the foregoing, please contact staff at 313-224-1762 or hdc@detroitmi.gov.

For the Commission:



Daniel Rieden
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: _____

PROPERTY INFORMATION

ADDRESS(ES): _____ AKA: _____

PARCEL ID: _____ HISTORIC DISTRICT: _____

SCOPE OF WORK: (Check ALL that apply)

<input type="checkbox"/> Windows/ Doors	<input type="checkbox"/> Walls/ Siding	<input type="checkbox"/> Painting	<input type="checkbox"/> Roof/Gutters/ Chimney	<input type="checkbox"/> Porch/Deck/ Balcony	<input type="checkbox"/> Addition
<input type="checkbox"/> Demolition	<input type="checkbox"/> Signage	<input type="checkbox"/> New Building	<input type="checkbox"/> Major Alteration <i>(3+ scope items)</i>	<input type="checkbox"/> Site Improvements <i>(landscape, trees, fences, patios, etc.)</i>	

BRIEF PROJECT DESCRIPTION: _____

APPLICANT IDENTIFICATION

Developer
~~Homeowner~~ Contractor Tenant or
Business Occupant Architect/Engineer/
Consultant

NAME: _____ COMPANY NAME: _____

ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____

PHONE: _____ MOBILE: _____ EMAIL: _____

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)

Current Photographs: Including the front of the building & detailed photographs of the area(s) affected by
the proposed work. All photographs must be labeled or captioned, e.g. "west wall", "second floor window," etc.

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 (BSEtED) to perform the work.

SUBMIT COMPLETED REQUESTS TO: HDC@DETROITMI.GOV

P2 - BUILDING PERMIT APPLICATION

Date: _____

PROPERTY INFORMATION

Address: _____ 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)

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: _____



IDENTIFICATION (All Fields Required)

Developer

Property Owner/Homeowner

Property Owner/Homeowner is Permit Applicant

Name: _____ Company Name: _____

Address: _____ City: _____ State: _____ Zip: _____

Phone: _____ Mobile: _____

Driver's License #: _____ Email: _____

Contractor

Contractor is Permit Applicant

Representative Name: _____ Company Name: _____

Address: _____ City: _____ State: _____ Zip: _____

Phone: _____ Mobile: _____ Email: _____

City of Detroit License #: _____

TENANT OR BUSINESS OCCUPANT

Tenant is Permit Applicant

Name: _____ Phone: _____ Email: _____

ARCHITECT/ENGINEER/CONSULTANT

Architect/Engineer/Consultant is Permit Applicant

Name: _____ State Registration#: _____ Expiration Date: _____

Address: _____ City: _____ State: _____ Zip: _____

Phone: _____ Mobile: _____ Email: _____

HOMEOWNER AFFIDAVIT (Only required for residential permits obtained by homeowner.)

I hereby certify that I am the legal owner and occupant of the subject property and the work described on this permit application shall be completed by me. I am familiar with the applicable codes and requirements of the City of Detroit and take full responsibility for all code compliance, fees and inspections related to the installation/work herein described. I shall neither hire nor sub-contract to any other person, firm or corporation any portion of the work covered by this building permit.

Print Name: _____ Signature: _____ Date: _____
(Homeowner)

Subscribed and sworn to before me this _____ day of _____ 20 ____ A.D. _____ County, Michigan

Signature: _____ My Commission Expires: _____
(Notary Public)

PERMIT APPLICANT SIGNATURE

I hereby certify that the information on this application is true and correct. I have reviewed all deed restrictions that may apply to this construction and am aware of my responsibility thereunder. I certify that the proposed work is authorized by the owner of the record and I have been authorized to make this application as the property owner(s) authorized agent. Further I agree to conform to all applicable laws and ordinances of jurisdiction. **I am aware that a permit will expire when no inspections are requested and conducted within 180 days of the date of issuance or the date of the previous inspection and that expired permits cannot be**

Print Name: _____ Signature: _____ Date: _____
(Permit Applicant)

Driver's License #: _____ Expiration: _____

Subscribed and sworn to before me this _____ day of _____ 20 ____ A.D. _____ County, Michigan

Signature: _____ My Commission Expires: _____
(Notary Public)

Section 23a of the state construction code act of 1972, 1972PA230, MCL 125.1523A, prohibits a person from conspiring to circumvent the licensing requirements of this state relating to persons who are to perform work on a residential building or a residential structure. Visitors of Section 23a are subject to civil fines.

This application can also be completed online. Visit detroitmi.gov/bseed/elaps for more information.



From: [Gina Danetti](#)
To: [Carlo Liburdi](#); [Dan Rieden](#)
Cc: [Historic District Commission \(Staff\)](#); domgillette@gmail.com; [Jeff Rohr \(eyedoc2222@aol.com\)](mailto:Jeff.Rohr@eyedoc2222@aol.com)
Subject: [EXTERNAL]112 and 104 Edmund Pl: Landscape Screening
Date: Monday, January 17, 2022 2:07:49 PM
Attachments: [image002.png](#)
[2022.01.06 112 Edmund Landscape Package.pdf](#)
[Project Description.pdf](#)

Dear Dan,

I hope this email finds you all well.

We are the newly appointed Co-Presidents of 104 Edmund Place Condominium Association. We have been working with Carlo Liburdi of 112 Edmund Place. Please see attached plans that we have approved on behalf of the Association. These documents are an addendum to the application Carlo already submitted. Kindly place this on the February HDC agenda for review.

If you require any additional information, please do not hesitate to contact us.

Very truly yours,
Dominic J. Gillette
Gina T. Danetti

From: Carlo Liburdi <cliburdi@terranovusdevelopment.com>
Sent: Monday, January 17, 2022 11:10 AM
To: Dan Rieden <riedenda@detroitmi.gov>
Cc: Historic District Commission (Staff) <hdc@detroitmi.gov>; domgillette@gmail.com; Gina Danetti <gdanetti@danettilaw.com>
Subject: RE: [EXTERNAL]RE: [EXTERNAL]RE: 112 and 104 Edmund Pl: Landscape Screening

Dan/HDC Staff,

Copied here are Gina Danetti and Dominic Gillette. They will be submitting the revised application on behalf of 104 Edmund Pl. Mr. Rohr is no longer involved in this application

Gina/Dominic, please reply to this email with the updated documents Jeff provided you. These documents are an addendum to the application we already submitted, confirming our request to be placed on the February HDC agenda

Thank you

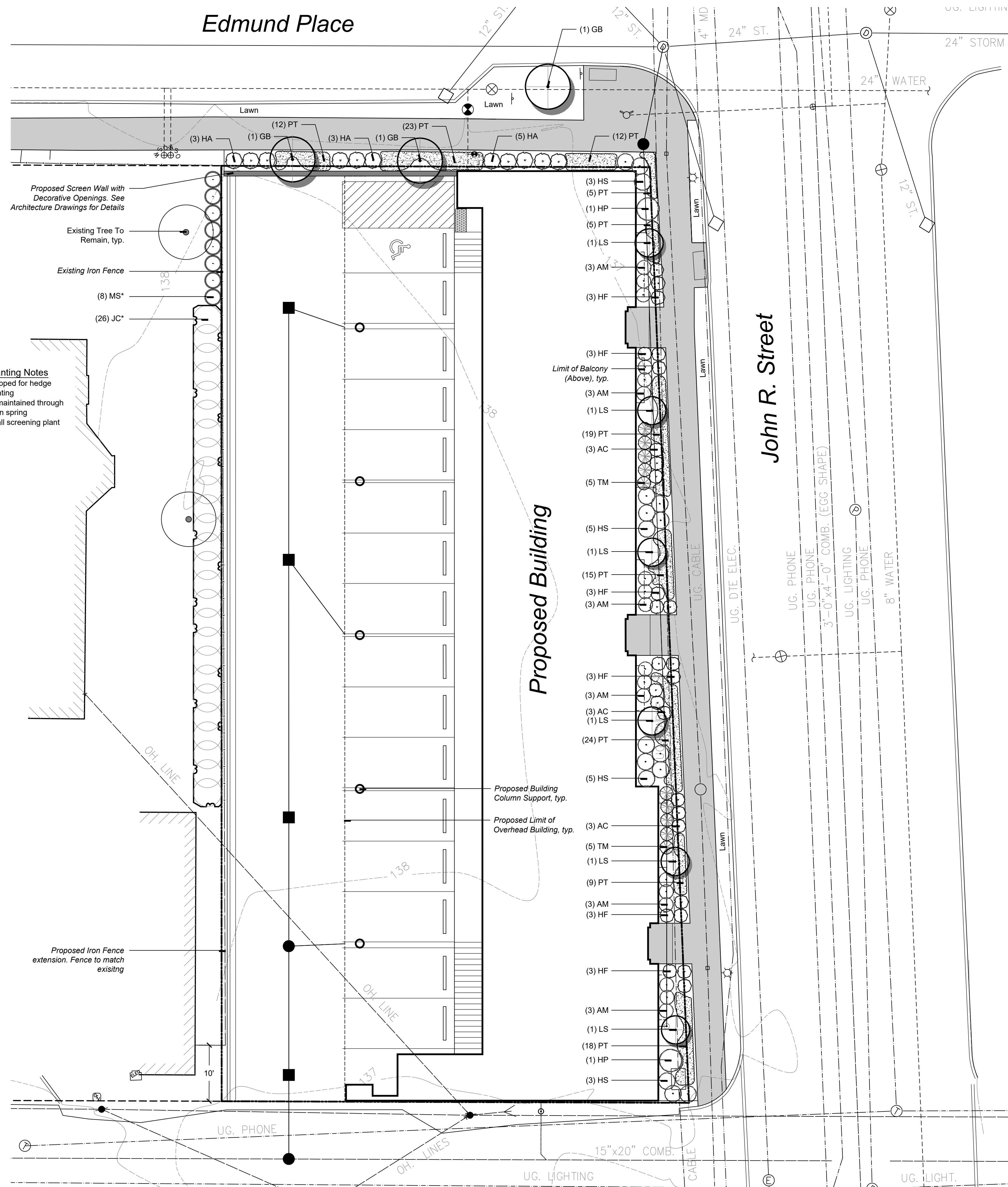
Carlo Liburdi
Managing Partner
P: 248.761-1531
tnovus.com E: cliburdi@terranovusdevelopment.com

112 Edmund Pl // 104 Edmund Pl HDC Project Information

This joint application between 112 and 104 Edmund Pl is to provide appropriate landscaping for vehicular screening for the parking and drive aisle proposed for the new 16 unit townhome development at 112 Edmund Pl. We intend to keep the existing 6' metal fence between the properties and extend it southward (towards the alley), stopping 10' from the alley right of way and turning into the carriage house. In order to provide adequate vegetative screening, we are also planting tightly spaced Upright Hetzil Juniper's and ornamental grasses on the property of 104 Edmund Pl, as shown on the accompanying landscape plan. 112 Edmund will replace any dying tree within two years of planting to maintain proper coverage as the trees mature. The long term maintenance of the landscaping will be done by 104 Edmund Pl.

Current view of existing 6' fence looking west:





Landscape Summary

- Edmund Place**
- Required: 1 Tree / 30 LF frontage
 - Length of Frontage: 76.54 LF
 - Required: 3 Trees
 - Provided: 3 Trees
- John R Street**
- Required: 1 Tree / 30 LF frontage
 - Length of Frontage: 167.22 LF
 - Required: 6 Trees
 - Provided: 6 Trees

Plant Schedule (112 Edmund)

Trees						
sym.	qty.	botanical name	common name	size	spacing	root
GB	3	<i>Ginkgo biloba</i> 'Princeton Sentry'	Princeton Sentry Ginkgo	2.5" cal.	per plans	B&B
LS	6	<i>Liquidambar styraciflua</i> 'Slender Silhouette'	Slender Silhouette Sweetgum	2.5" cal.	per plans	B&B
Shrubs						
sym.	qty.	botanical name	common name	size	spacing	root
AM	18	<i>Aronia melanocarpa</i> 'Low Scape Hedger'	Low Scape Hedger Black Chokeberry	No. 3	30" o.c.	cont.
HP	2	<i>Hydrangea paniculata</i> 'Little Quickfire'	Little Quickfire Panicle Hydrangea	No. 5	per plans	cont.
HS	16	<i>Hydrangea serrata</i> 'Tuff Stuff Red'	Tuff Stuff Red Mountain Hydrangea	No. 3	30" o.c.	cont.
TM	10	<i>Taxus x media</i> 'Densiflora'	Dense Yew	24" ht.	30" o.c.	cont.
Ornamental Grasses, Perennials & Bulbs						
sym.	qty.	botanical name	common name	size	spacing	root
AC	9	<i>Aralia cordata</i> 'Sun King'	Sun King Japanese Spikenard	No. 3	30" o.c.	cont.
HA	11	<i>Hosta 'Sagae'</i>	Sagae Hosta	No. 3	36" o.c.	cont.
HF	18	<i>Hosta 'First Frost'</i>	First Frost Hosta	No. 1	30" o.c.	cont.
PT	142	<i>Pachysandra terminalis</i>	Japanese Pachysandra	No. 1	18" o.c.	cont.

Plant Schedule (Neighbor Planting)

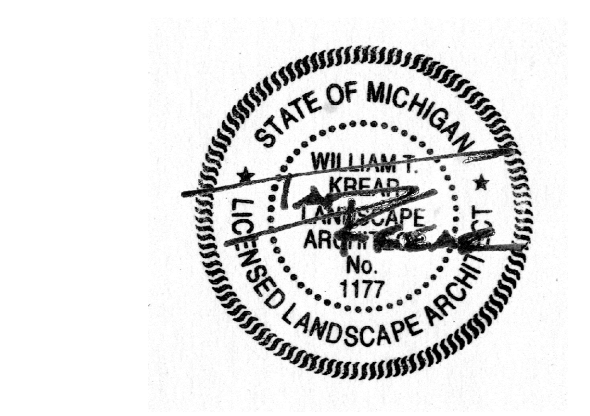
Trees						
sym.	qty.	botanical name	common name	size	spacing	root
JC*	26	<i>Juniperus chinensis</i> 'Hetzii Columnaris'	Hetz Juniper	4'-5' ht.	33" o.c.	B&B
Ornamental Grasses, Perennials & Bulbs						
sym.	qty.	botanical name	common name	size	spacing	root
MS*	8	<i>Miscanthus sinensis</i> 'Huron Sunrise'	Huron Sunrise Maiden Grass	No. 2	36" o.c.	cont.



Hetz Juniper Character Image

Neighbor Screening Planting Notes

- Tips of Juniper shall be clipped for hedge appearance at time of planting
- Maiden Grasses shall be maintained through winter and cut back early in spring
- Developer shall warranty all screening plant material for 2 years



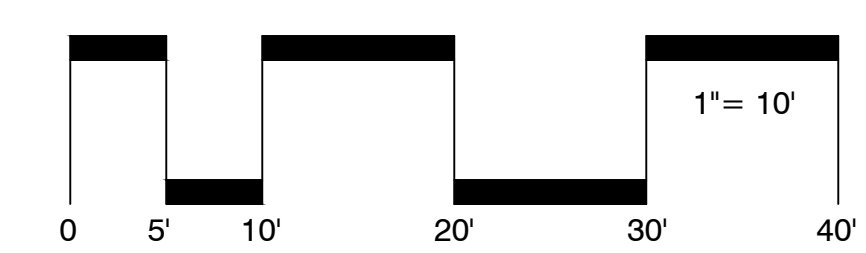
sheet title:
Landscape Plan

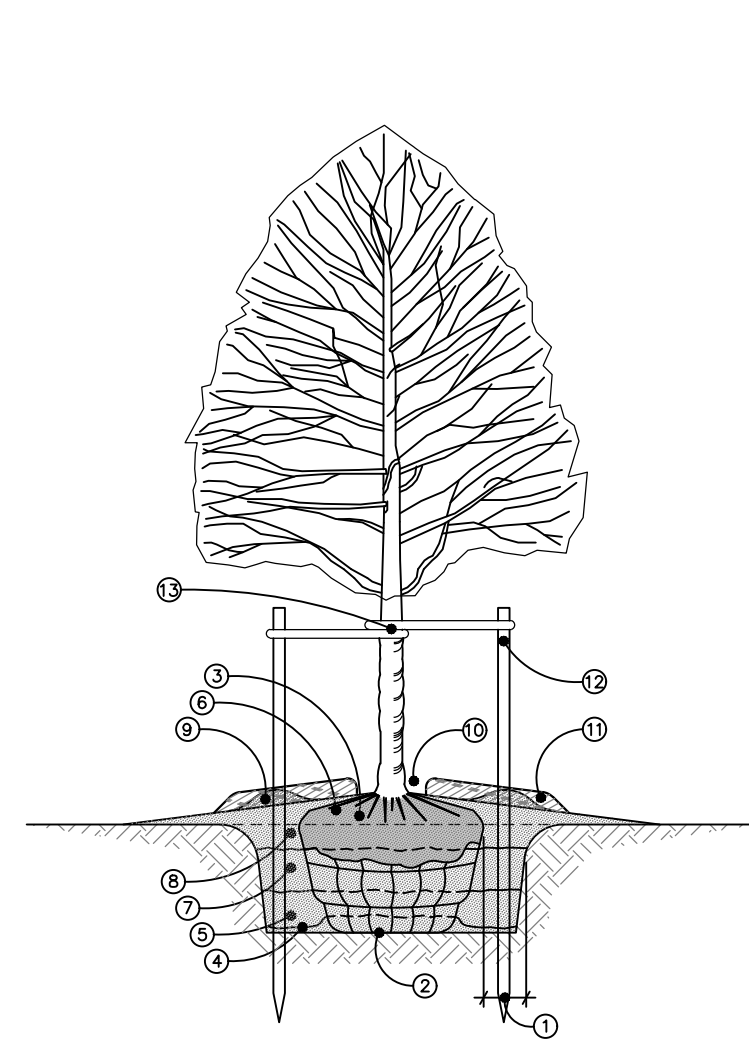
project title:
112 Edmund Place
City of Detroit, Michigan

prepared for:
Robertson Brothers Homes
6905 Telegraph Rd. - Suite 200
Bloomfield Hills, MI 48301
Phone: 248.657.4968

job number: 20017
date: 03.24.2021
drawn by: CE / EMJ
checked by: WTK

revisions:
03.26.2021 Issued for Site Plan Review
09.03.2021 Per Site Plan Revisions
01.06.2022 Per Neighbor Screening



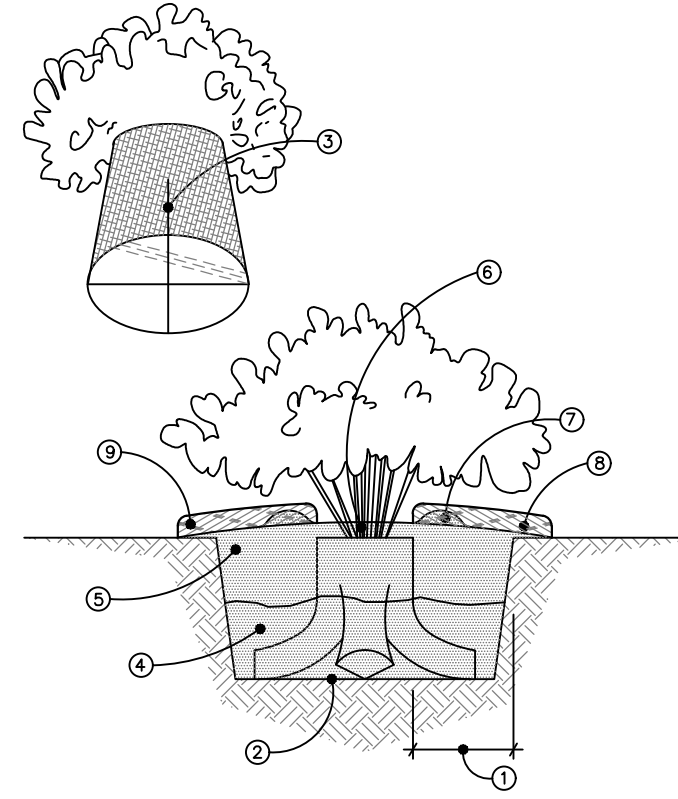


- INSTALLATION NOTES:**
- DIG PLANT POCKET 12" WIDER THAN EDGE OF ROOTBALL.
 - THOROUGHLY COMPACT BOTTOM OF PLANT POCKET.
 - REMOVE ALL TWINE FROM TOP OF ROOTBALL. EXAMINE TRUNK COLLAR & REMOVE EXCESS SOIL FROM TOP OF ROOTBALL DOWN TO THE UPPER LEVEL OF THE ROOT SYSTEM. SET ROOTBALL WITH TOP 1/3 OF BALL ABOVE FINISH GRADE.
 - PLACE BACKFILL UNDER & ALONGSIDE BASE OF BALL TO STRAIGHTEN TREE. THOROUGHLY COMPACT TO FILL ALL VOIDS.
 - BACKFILL PLANT POCKET 1/3 WITH PLANTING MIX CONSISTING OF 50% TOPSOIL & 50% NATIVE SOIL & COMPACT THOROUGHLY. ASSURING TREE IS STILL STRAIGHT.
 - BEFORE CONTINUING WITH BACKFILL, REMOVE TOP WIRE LOOPS, OR BEND DOWN UNTIL THEY TOUCH SIDE OF BALL. REMOVE EXCESS BURLAP.
 - BACKFILL PLANT POCKET SECOND 1/3 WITH PLANTING MIX & COMPACT THOROUGHLY. ASSURING TREE IS STILL STRAIGHT.
 - BACKFILL PLANT POCKET LAST 1/3 WITH PLANTING MIX & COMPACT THOROUGHLY. ASSURING TREE IS STILL STRAIGHT. SLOPE GRADE AWAY FROM TREE.
 - IF PLANTED IN NON-IRRIGATED AREAS, FORM A SAUCER WITH SOIL AT OUTSIDE EDGE OF ROOTBALL.
 - SHREDED BARK MULCH 3" DEPTH. MULCH TO BE NATURAL IN COLOR. LEAVE 2-3" RING EXPOSED AT BASE OF TRUNK.
 - MULCH RINGS TO BE CONSISTENT WITH PLANT TYPE/SIZE THROUGHOUT PROJECT & SHOULD NOT EXTEND BEYOND PLANT POCKET.
 - MINIMUM 2"x2"x60" HARDWOOD STAKES TO EXTEND INTO UNDISTURBED SOIL UNDER PLANT POCKET. STAKE LOCATIONS PER TREE TO BE CONSISTENT THROUGHOUT PROJECT.
 - 1" WIDE BELT LIKE NYLON, PLASTIC, OR OTHER ACCEPTABLE MATERIAL, NO WIRE OR HOSE TO BE USE TO GUY TREES. TWO (2) GUYS PER TREE.

Deciduous Tree Planting Detail - 4" Cal. and Under

LANDSCAPE MANAGEMENT SOLUTIONS

Scale: NTS

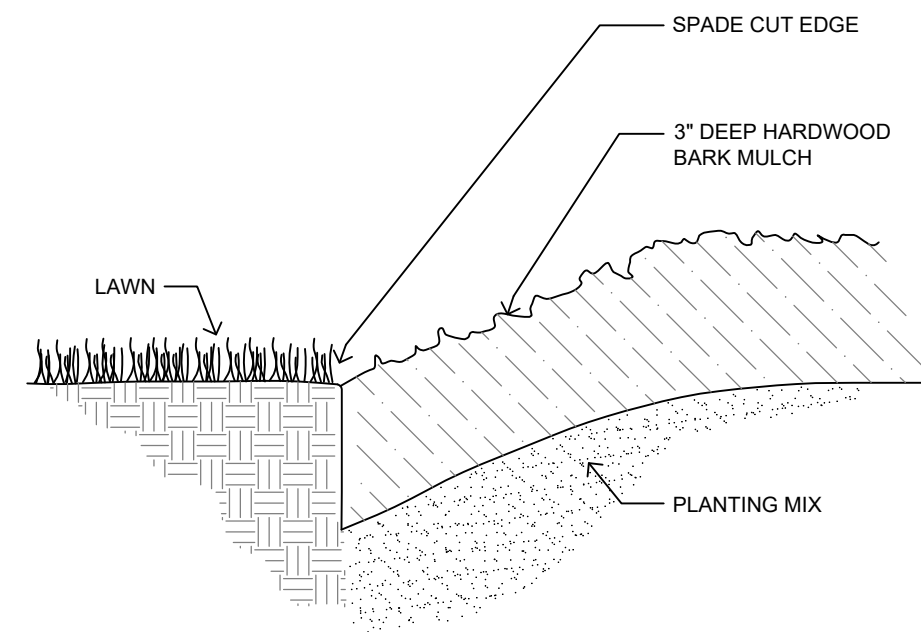


- INSTALLATION NOTES:**
- DIG PLANT POCKET 6" WIDER THAN EDGE OF ROOTBALL.
 - THOROUGHLY COMPACT BOTTOM OF PLANT POCKET.
 - REMOVE PLANT FROM CONTAINER AND EXAMINE ROOTMASS. IF ROOTMASS IS LOOSE, INTEGRATE PLANT ROOTS & POTTING MEDIA WITH PLANTING MIX. IF A ROOTBOUND CONDITION EXISTS, DISRUPT THE ROOTMASS BY CUTTING THROUGH BOTTOM HALF OF ROOTMASS. ROTATE ROOTMASS 90° AND CUT AGAIN, FORMING FOUR (4) LOBES. SPREAD THE FOUR LOBES DISTRIBUTE ROOTMASS AND INTEGRATE PLANT ROOTS & POTTING MEDIA WITH PLANTING MIX. PLACE PLANT IN POCKET SLIGHTLY ABOVE GRADE.
 - BACKFILL PLANT POCKET 1/2 WITH PLANTING MIX CONSISTING OF 50% TOPSOIL & 50% NATIVE SOIL. ASSURING SHRUB IS STRAIGHT.
 - BACK FILL REMAINING 1/2 OF PLANT POCKET WITH PLANTING MIX & COMPACT THOROUGHLY. ASSURING SHRUB IS STILL STRAIGHT.
 - SPREAD 1" OF PLANTING MIX OVER TOP OF CONTAINER ROOTBALL. SLOPE GRADE AWAY FROM SHRUB.
 - IF PLANTED IN NON-IRRIGATED AREAS, FORM A SAUCER WITH SOIL AT OUTSIDE EDGE OF ROOTBALL.
 - SHREDED BARK MULCH, 3" DEPTH. MULCH TO BE NATURAL IN COLOR. LEAVE 1-2" RING EXPOSED AT BASE OF PLANT.
 - IF NOT PLANTED WITHIN A LANDSCAPE BED, MULCH RINGS TO BE CONSISTENT IN SIZE WITH PLANT TYPE/SIZE THROUGHOUT PROJECT.

Shrub Planting Detail - Container

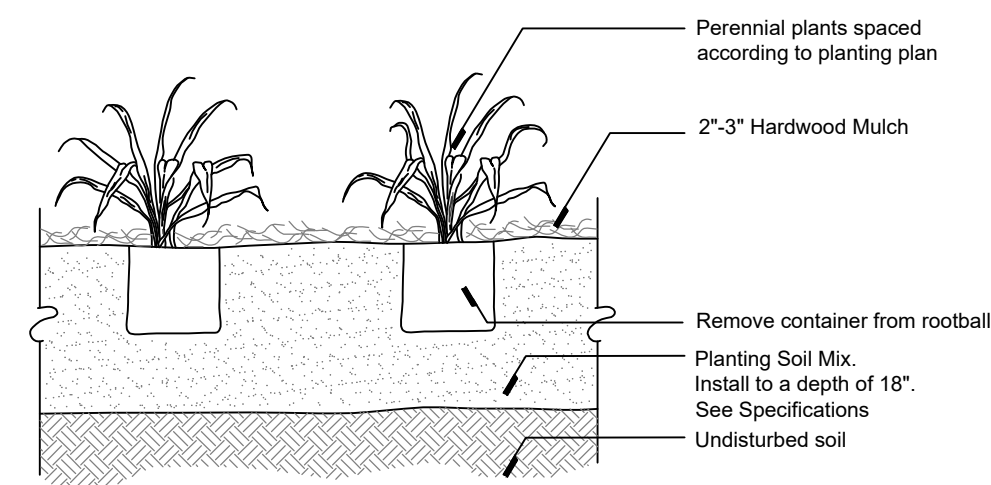
LANDSCAPE MANAGEMENT SOLUTIONS

Scale: NTS



Spade Cut Edging Detail

NTS



Perennial Planting Detail

NTS

Landscape Notes

- Landscape areas and plant material shall be kept free from refuse and debris. Plant materials, including lawns, shall be maintained in a healthy growing condition, neat and orderly in appearance.
- If any plant dies or becomes diseased, it shall be removed within 5 days of written notice from the city and replaced within 30 days or within an extended time period as specified in said notice.
- Tree stakes, guy wires and tree wrap shall be removed after one year.
- Plantings within 15 feet of a fire hydrant shall be no taller than 6 inches at maturity.
- All plant material shall be true to name and free from physical damage and wind burn.
- Plants shall be full, well-branched, and in a healthy, vigorous growing condition.
- Plants shall be watered before and after planting is complete.
- All trees must be staked, fertilized, and mulched and shall be guaranteed to exhibit a normal growth cycle for at least one (1) full year following planting.
- All material shall conform to the guidelines established in the most recent edition of the American Standard for Nursery Stock.
- Provide clean backfill soil, using material stockpiled on site. Soil shall be screened and free of any debris, foreign material, or stone.
- "Agriform" tabs or similar slow-release fertilizer shall be added to the planting pits before being backfilled.
- All plantings shall be mulched with shredded hardwood bark, spread to a minimum depth of 3". Mulch is to be free from debris and foreign material and shall contain no pieces of inconsistent size.
- The Landscape Contractor shall be responsible for all work shown on the landscape drawings and specifications.
- No substitutions or changes of location, or plant types shall be made without the approval of the Landscape Architect or Owner's representative.
- The Landscape Architect shall be notified of any discrepancies between the plans and field conditions prior to installation.
- The Landscape Contractor shall be responsible for maintaining all plant material in a vertical condition throughout the guaranteed period.
- The Landscape Architect shall have the right at any stage of the installation to reject any work or material that does not meet the requirements of the plans and specifications, if requested by the owner.
- The Contractor shall be responsible for checking plant quantities to ensure quantities on drawings and plant list are the same. In the event of a discrepancy, the quantities on the plans shall prevail.
- The Landscape Contractor shall seed and mulch or sod (as indicated on plans) all areas disturbed during construction, throughout the contract limits.
- A pre-emergent weed control agent, "Preen" or equal, shall be applied uniformly to all planting beds prior to mulching.
- The Developer and Landscape Architect reserve the right to change location of plant material and alter plant species/variety at the time of installation based upon availability and quantity of material as well as site conditions. Materials will be of similar size, appearance and growth habit.
- All Lawn areas shall be Seeded or Sodded
- All Landscape Areas shall be irrigated by an automatic irrigation system with separate zones for Lawn and Plants.



sheet title:

Landscape Details & Notes

project title:

112 Edmund Place

City of Detroit, Michigan

prepared for:

Robertson Brothers Homes
6905 Telegraph Rd. - Suite 200
Bloomfield Hills, MI 48301

Phone: 248.657.4968

job number:

20017

date:

03.24.2021

drawn by:

CE / EMJ

checked by:

WTK

revisions:

03.26.2021	Issued for Site Plan Review
09.03.2021	Per Site Plan Revisions
01.06.2022	Per Neighbor Screening



Know what's below.
Call before you dig.

sheet no.

L-2