

# DHDC 22-8059

## APPROVAL DOCUMENT – POST AT WORK LOCATION

CITY OF DETROIT  
HISTORIC DISTRICT COMMISSION

2 WOODWARD, SUITE 808  
DETROIT, MICHIGAN 48226

10/18/22

### CERTIFICATE OF APPROPRIATENESS

Edward Kelsey & Jose Garcia  
506 Parkview St.  
Detroit, MI 48214

**RE: Application Number 22-8059; 506 Parkview St.; Berry Subdivision Historic District**

Dear Applicant,

At the Regular Meeting that was held on October 12, 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 October 18, 2022, as it meets the Secretary of Interior’s Standards for Rehabilitation and the district’s Elements of Design:

- ***Erection of the wrought iron fence per the attached drawings and description***
- ***Installation of a mailbox with address numbers per the attached drawings and description***

*The Certificate of Appropriateness is issued with the following conditions:*

- ***The fence line be located at or inside the property line.***
- ***The fence and gates along Parkview measure no higher than 5 feet.***
- ***Staff receive final plan and drawings that show the fence location and height before installation.***

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](mailto:hdc@detroitmi.gov).

For the Commission:



Daniel Rieden  
Detroit Historic District Commission

**Detailed scope of work** (formatted as bulleted list)

**Install new fence made of wrought iron and/or steel**

- Fabricate new fencing and gates based on approved design, height and area; desired height is 6 feet
- Dig post holes and mount support posts in concrete every 6 to 8 feet, depending on design
- If approved, fence in the entire property starting six inches back from the sidewalk
- Install two gates of the same height and design as the fencing at the main front entry and at the side walkway on the south side of the house
- Install a motorized sliding driveway gate of the same height and design as the front fence
- All fencing to be painted black
- Motorized driveway gate to operate by wireless remote control
- Install wireless deadbolt lock in main entry pedestrian gate to be remote controlled by Wifi
- Provide fire department access if required
- Mount new permanent mailbox at front pedestrian entry gate
- Mount new highly visible address numbers on front pedestrian gate and mailbox

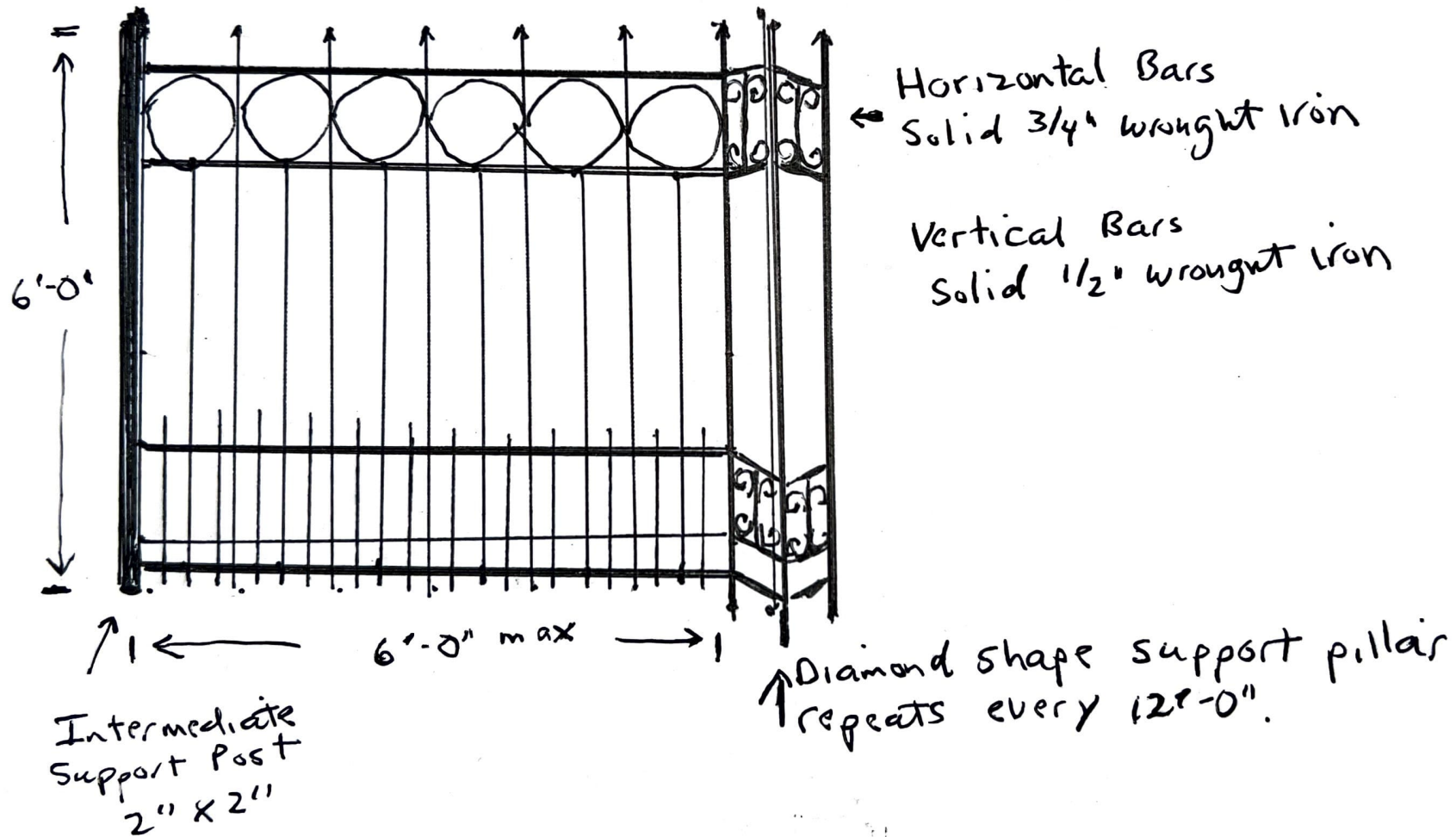
### **Description of existing conditions (including materials and design)**

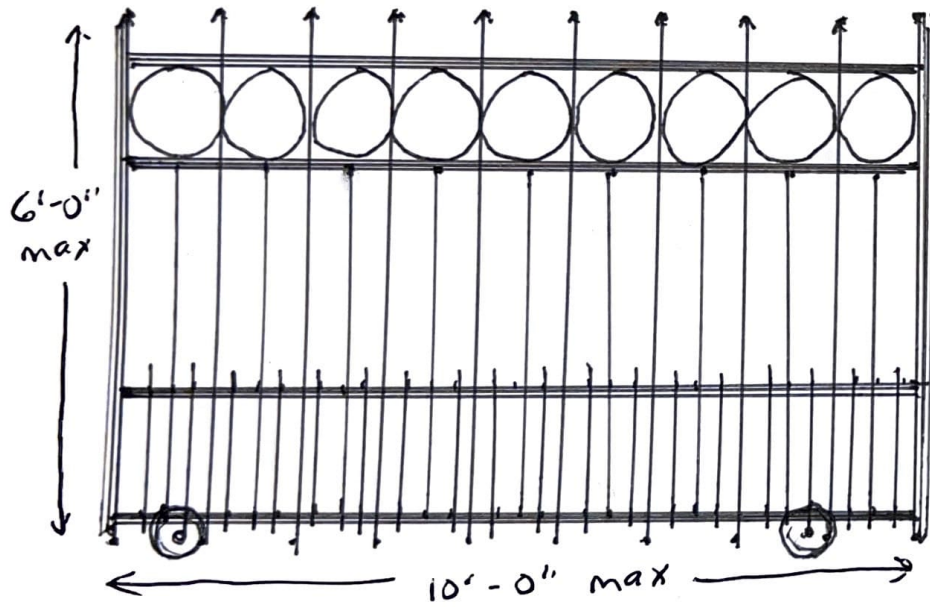
There is currently no fencing on the property except for a chain link fence at the rear that belongs to 532 Parkview Drive, which owns the canal frontage behind 506 Parkview Drive. The entire 506 property is accessible to any pedestrians passing by. The brick parking area on the north side was previously used by both 506 and 530 Parkview when they shared the same ownership. There are still vehicles that try to use the 506 driveway to park in the brick area on the 530 land although 530 Parkview actually has no driveway on the south side of their property. Finally, the owners of 506 Parkview have invested and continue to invest hundreds of thousands of dollars to revive and improve the 1902 landmark home including the upcoming installation of air conditioning condensers and a future emergency generator to be located on the south rear of the property. This machinery will be in danger from thieves and vandals if strong fencing is not installed.

For all of these reasons the owners of 506 Parkview are eager to install compatible fencing that will maintain the beauty of the property while greatly increasing long-term security. In keeping with the desire for strong security it is crucial that the fencing be as close to the sidewalk as physically feasible. This east side of the Parkview block between Jefferson and the Detroit River actually has over 50% of the properties already fenced up to the sidewalk. Even 530 Parkview next door was until recently fenced up to the sidewalk (see attached photos). In addition to many other improvements to the property, the owners have had new front entry doors custom fabricated to exactly match the look of the original doors including the etched glass panels. These original doors were stolen in the last ten years while the house was empty and virtually abandoned by the previous owners in Germany. If the new fencing is not extended to the sidewalk these new doors will face the same danger as the originals.

The owners of 506 Parkview are proposing a fence design based on the historic fencing at the nearby Mt. Elliott Cemetery (see attached photo).

# Proposed Solid Wrought Iron Fence 506 Parkview DR, Detroit





Driveway Gate  
506 Parkview DR, Detroit

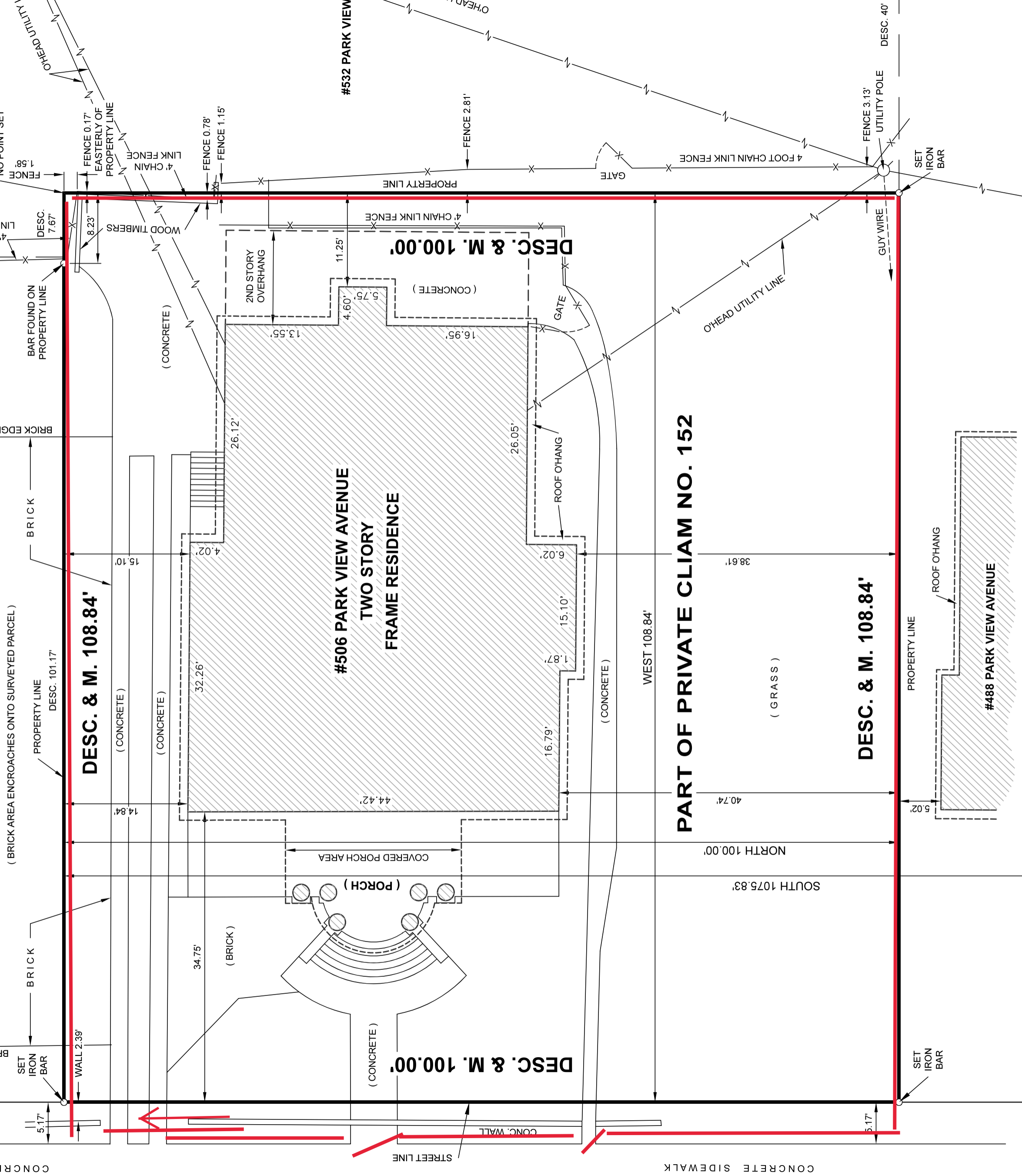
2" x 2" Support Post each end

Vertical Bars 1/2" solid wrought iron



Horizontal Bars 3/4" solid wrought iron

Gate Swings outward



(BRICK AREA ENCRUCHES ONTO SURVEYED PARCEL)

NO POINT SET  
FENCE 1.58'  
FENCE

BRICK EDGE  
BRICK  
BAR FOUND ON  
PROPERTY LINE

NO POINT SET

BR

CONCR

CONC. WALL

HEAD UTILITY  
LINE  
DESC. 7.67'  
8.23'  
FENCE 0.17'  
EASTERLY OF  
PROPERTY LINE

WOOD TIMBERS

BRICK

SET IRON  
BAR

STREET LINE

4' CHAIN  
LINK FENCE  
FENCE 0.78'  
FENCE 1.15'

(CONCRETE)

BRICK

SET IRON  
BAR

CONC. WALL

PROPERTY LINE

(CONCRETE)

BRICK

SET IRON  
BAR

CONC. WALL

GATE

4' CHAIN LINK FENCE

BRICK

SET IRON  
BAR

CONC. WALL

FENCE 2.81'

PROPERTY LINE

BRICK

SET IRON  
BAR

CONC. WALL

GUY WIRE

UTILITY POLE

BRICK

SET IRON  
BAR

CONC. WALL

FENCE 3.13'

UTILITY POLE

BRICK

SET IRON  
BAR

CONC. WALL

DESC. & M. 100.00'

CONCRETE

BRICK

SET IRON  
BAR

CONC. WALL

ROOF O'HANG

GATE

BRICK

SET IRON  
BAR

CONC. WALL

ROOF O'HANG

ROOF O'HANG

BRICK

SET IRON  
BAR

CONC. WALL

ROOF O'HANG

WEST 108.84'

BRICK

SET IRON  
BAR

CONC. WALL

CONCRETE

WEST 108.84'

BRICK

SET IRON  
BAR

CONC. WALL

DESC. & M. 108.84'

PROPERTY LINE

BRICK

SET IRON  
BAR

CONC. WALL

ROOF O'HANG

ROOF O'HANG

BRICK

SET IRON  
BAR

CONC. WALL

ROOF O'HANG

ROOF O'HANG

BRICK

SET IRON  
BAR

CONC. WALL

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ROOF O'HANG

BRICK

SET IRON  
BAR

CONC. WALL

ROOF O'HANG

ROOF O'HANG

BRICK

SET IRON  
BAR

CONC. WALL

#532 PARK VIEW

#506 PARK VIEW AVENUE  
TWO STORY  
FRAME RESIDENCE

DESC. & M. 100.00'

PART OF PRIVATE CLIAM NO. 152

DESC. & M. 108.84'

#488 PARK VIEW AVENUE

DESC. 40'

CONCRETE SIDEWALK

**From:** [Historic District Commission \(Staff\)](#)  
**To:** ["Edward Kelsey"; Historic District Commission \(Staff\)](#)  
**Cc:** [Jose Garcia](#)  
**Subject:** RE: [EXTERNAL] Request for Approval of New Fencing - 506 Parkview Drive  
**Date:** Thursday, September 8, 2022 9:48:00 AM

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Good Morning Kelsey, Jose,

Thank you for this submission to the Historic District Commission. Staff will review the materials and notes in the email below, and get back to you shortly with any questions.

Regards,

Ben Buckley

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**From:** Edward Kelsey <ed@hbs.la>  
**Sent:** Wednesday, September 7, 2022 5:53 PM  
**To:** Historic District Commission (Staff) <hdc@detroitmi.gov>  
**Cc:** Jose Garcia <jose@hbs.la>  
**Subject:** [EXTERNAL] Request for Approval of New Fencing - 506 Parkview Drive

**This Message Is From an External Sender**

**ATTENTION:** This email was sent from an external source. Please be extra cautious when opening attachments or clicking links.

Hello-

As the owners of 506 Parkview Drive in the Joseph Berry Subdivision we are submitting an application for approval of new fencing around the property. There is no existing fencing and the property is wide open to anyone to walk in at any time of the day or night. As we continue to invest hundreds of thousands of dollars in the renovation and restoration of this landmark house we have a strong need for more security.

We have selected a style of steel/wrought iron fencing that should be very compatible with the historic guidelines. The main thing we are concerned about is that we really want the 5-6 ft high fencing to continue to the front of the property near the sidewalk. That is already the case with more than 50% of the properties along this block, including a new 8 foot high steel fence just installed along the sidewalk at the end of the block by the Great Lakes Water Authority outside their historic structure.

Please review the attached application and let us know the next steps.

Regards

Edward Kelsey and Jose Garcia

**From:** [Edward Kelsey](#)  
**To:** [Dan Rieden](#)  
**Cc:** [Jose Garcia](#)  
**Subject:** Re: [EXTERNAL] 506 Parkview Fence  
**Date:** Tuesday, September 27, 2022 2:38:42 PM

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**This Message Is From an External Sender**

ATTENTION: This email was sent from an external source. Please be extra cautious when opening attachments or clicking links.

Hi Daniel-

Thanks for the update. Below are answers to your questions.

Edward Kelsey  
Historic Building Services Inc  
1802 Elaine St  
Pomona CA 91767  
213-596-3232  
213-216-1004 cell

On Sep 27, 2022, at 10:24 AM, Dan Rieden <[riedenda@detroitmi.gov](mailto:riedenda@detroitmi.gov)> wrote:

Dear Mr. Kelsey,

I would like to introduce myself, so you have my information available. I will be working with you to help bring your application to full completion before the HDC meeting. Please note that staff is working partially from home, so please reach me by this email.

Please note that you do not have to attend the HDC Regular meeting in person. Zoom links will be provided in the agenda and on the website for the meeting as shown in Ben's initial introduction email below.

Upon initial review of your application, I have the following questions. It would be very helpful to have the answers to these questions by end of Thursday, Sept 29th:

1. There is a parking lot to the north side of the house, which appears to be in the middle of the plan for the proposed fence. How will the fence run through this parking lot? Is this parking lot to remain as is? What would the conditions of this fence and parking lot look like?

That paved brick area was put in about 30 years ago when both houses were under the same ownership as bed and breakfast. Our property owns about 5 feet of that brick area and we would run the fence along the property line over the brick. The house next door has its own paved parking on the north side. They usually let the lawn grow and cover the bricks anyway. They have no access to park in that area unless they were to use our driveway.



- 1.
2. There is a grade beam (slight retaining wall) along the front face of the front yard along the property. Will this remain as is? If the proposed fence is 6 feet high, then the fence on top of this raised area could be as high as 7 feet at this location by the sidewalk. Do you propose to maintain the maximum height at 6 feet by the sidewalk, despite the changes of the grade? (So the maximum height would be 6' from the height of the sidewalk.)

We would like to put the fence in front of the grade beam at the lower level between the beam and the sidewalk. That would actually make the 6 ft fence lower in comparison to the lawn behind. That will also allow a sliding driveway gate and motor at ground level. We would allow the fence to slope up along the property on each side.

- 2.
3. Generally, the HDC prefers that front yard fences do not extend beyond the front face of the house. Can you provide a reason as to why the fence needs to be extended the front yard to the property line?

Two reasons. -security and because the rest of the properties to the south already have fences at this line. We are investing hundreds of thousands of dollars to bring back this historic home that was abandoned for ten years. During that time the original front doors were stolen as well as most of the plumbing and electrical. We have had the front doors recreated exactly like the original 10 foot high pair. The house tends to attract tourists and people wanting to explore. We would rather they take pictures from the sidewalk. We have also had unpermitted filming set up on the lawn area in the recent past.

Our submission documents already include photos of other properties on this same block with fences up to the sidewalk.

Regarding your other question about cut sheets on the fence - we are having the fence custom made by wrought iron artisans using solid wrought iron bars and decoration exactly to our specification. This is not an off the shelf product. See the attached inspiration photos to see what we are specifying to the fabricators. This is the Mt Elliott cemetery fence.

**Description of project** (if replacing any existing material(s), include an explanation as to why

Photos showing location of proposed fencing and proposed fencing design



West side view showing proposed location of fence and gates



North Side showing proposed motorized sliding driveway gate





South side showing  
proposed fence and side  
path gate



Rear of property