

**STAFF REPORT:** 06-10-2020 MEETING

**PREPARED BY:** J. ROSS

**APPLICATION NUMBER:** 20-6729

**ADDRESS:** 229 & 239 EDMUND PLACE

**HISTORIC DISTRICT:** BRUSH PARK

**APPLICANT:** DOUG QUADA

**DATE OF PROVISIONALLY-COMPLETE APPLICATION:** 5-24-2020

**SCOPE:** REVISION TO PREVIOUSLY-APPROVED DESIGN OF NEW GARAGE; ADD NEW LANDSCAPING AT SIDELOT

### **EXISTING CONDITIONS**

The 3-story dwelling located at 229 Edmund Place was erected ca. 1880 for Henry Glover. An addition was constructed to the rear of the original mansion ca. 1920. The Victorian-Era dwelling reflects the Second Empire Style. Exterior walls are clad with brick. All fenestration is missing, but original limestone sills and lintels remain. Note that the building has been vacant for over 30 years and the rear portion has collapsed, leaving the building open to the elements. Much of the original mansard roof has long since collapsed. The owner is currently rehabilitating the historic building, to include the erection of a new addition to the rear elevation. The property adjacent/to the east of 229 Edmund Place (239 Edmund Place) is a vacant grassy lot.



229 Edmund Place, current condition (photo provided by applicant)



239 Edmund Place, Google Streetview, 2019

## **PROPOSAL**

The applicant attended this body's 03-18-2018 regular meeting and submitted a proposal to rehabilitate the dwelling at 229 Edmund Place, to include the erection of a rear addition, and to erect a new garage/carriage house to the rear of the existing home. The Commission approved the applicant's proposal. With the current submission, the owner is seeking the Commission's approval of a number of revisions to the previously-approved application. The applicant is also seeking approval to enlarge the approved new garage at 229 Edmund Place so that the structure extends into the adjacent lot, which is addressed as 239 Edmund Place. New landscaping and hardscaping is also proposed for installation at the adjacent lot/239 Edmund Place. Specifically, as per the applicant, the current proposal includes the following:

### **Revisions to elements approved at 229 Edmund Place in 2018**

- New Revision: Install a new slate roof in standard rectangular and clipped corner patterns. Slate roof color in grey/green as well as royal purple and red highlights
  - Approved in 2018: Install a new slate roof in diamond pattern in grey/green color at the existing building and new rear addition
- New Revision: 5' setback at west/side yard for rear addition due to an unnoticed drafting error
  - Approved in 2018: 3' setback at west/side yard for rear addition

- New Revision: Erect a new garage/carriage house to the rear of the existing home. The overall dimensions shall measure 23'-6" x 75'-5" with a roof height of 25'-8". A deck will be established at the building's rooftop.
  - Approved in 2018: Erect a new garage/carriage house to the rear of the existing home. The overall dimensions shall measure 23'-4" x 55'-6" with a roof height of 21'-0" and a 5'x13'-8" bump-out at the front elevation.

#### **Install New Landscape and Hardscape at 239 Edmund Place**

- Install Azek permeable paver driveway and parking lot area (4 spaces maximum)
- Install new patio, fire table and seat-wall area
- Install deciduous and non-deciduous trees, in addition to perennial plantings as per the submitted site plan
- Install new concrete walkway

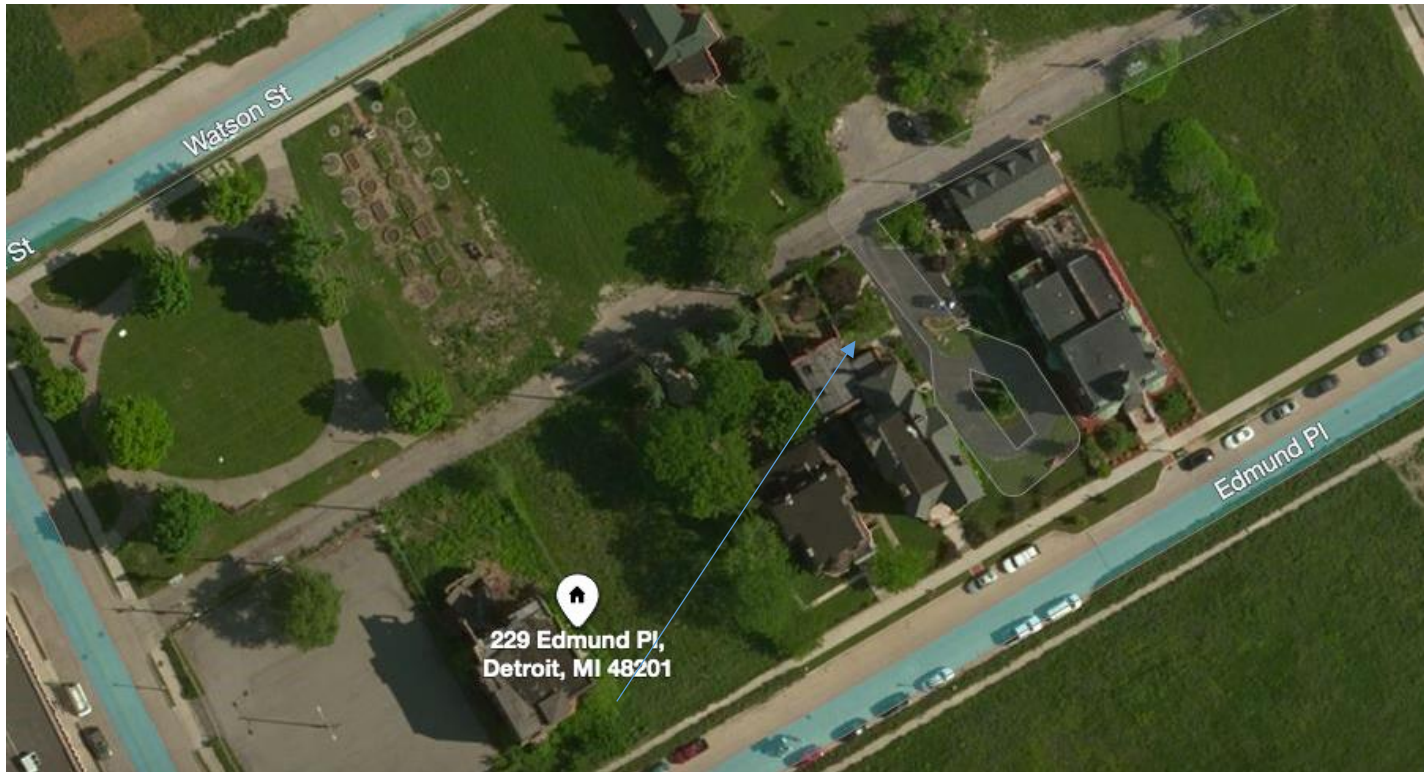
#### **Erect New Fence at 229 and 239 Edmund Place**

- As per the submitted site plan, erect a new fence which consists of brick columns (16" square, 5'-high) and black iron fencing (**see attached for style**) to measure 4'-high at front property line and the east and west property lines, at the southern end of the parcels/to the front face of the existing home at 229 Edmund Place, to enclose front yard area. The fence's **will be aluminum** and shall measure 6' at east and west property lines, from the front face of the existing home at 229 Edmund Place extending north to enclose the property's side and rear yards (height at rear property line not specified).

#### **STAFF OBSERVATIONS AND RESEARCH**

- In re: to the garage, the proposed revisions will result in the addition of 20' of length to the east portion of the previously-approved footprint dimensions due to an increase of the building from a 5-car to a 6-car garage. The new garage will now extend into the adjacent parcel, located at 239 Edmund Place. The height of the building was increased 4'-8". The proposed front elevation bump-out has also been removed because the stairwell was also moved into the interior of the building. The materiality of the garage will remain as approved in 2018
- The applicant is seeking to combine 229 and 239 Edmund Place into one large lot. A significant portion of 239 Edmund Place's area would be dedicated to parking. However, staff does find that the parking-lot will be obscured from view from the public right-of-way once the proposed landscaping screening fully matures as the lot will be located to the rear of the parcel.
- A precedent for the use of a side lot for parking has been set within the 200 block of Edmund Place, as per the below map.
- The applicant is proposing to erect a new 4'-0" fence at the property's front lot line. A review of Google Streetview images indicated that fence had existed at that location in 2009. Also, all of the remaining historic homes in the 200 block of Edmund Place, on the north side of the street, do have 4'-0"-high steel picket-type fencing at that location. The proposed new fencing will be consistent with the existing historic fencing location within the near vicinity.





This side lot is used as parking by adjacent home

## **ISSUES**

None

## **RECOMMENDATION**

It is staff's opinion that the proposed project is appropriate according to the defined elements of design for the Brush Park Historic District and the Secretary of the Interior's Standards for Rehabilitation (36 CFR Part 67). Staff therefore recommends that the Commission issue a Certificate of Appropriateness (COA) for the work as proposed. However, staff does recommend that the Commission issue a COA for this project with the following conditions:

- HDC staff shall be afforded the opportunity to review and approve the final brick choice for the columns proposed for the new fence. .

June 5, 2020

Historic District Commission

City of Detroit – Planning and Development Department

2 Woodward Avenue, Suite 808

Detroit, MI 48226

RE: Historic District Commission Application Addendum - Additional Fencing Information

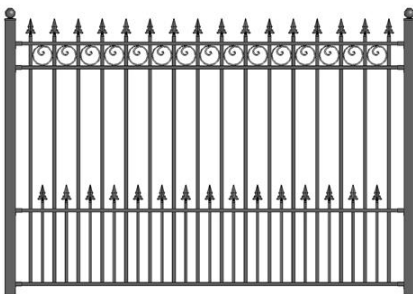
Ms. Ross, HDC Commissioners and HDC team members:

Per your request, please find additional fencing information below for my restoration of the Henry Glover House at 229 / 239 Edmund Place.

The proposed fencing will be as follows:

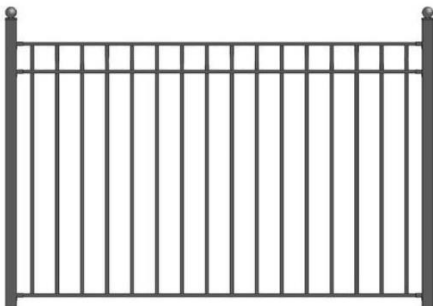
***Sidewalk and East and West property lines up to front face of the house***

- 16" square brick columns at the height of 5', with limestone cap, spaced 9' 4" on center (leveraging salvaged bricks)
- 4' H x 8' L sections of black, wrought iron fencing in between brick columns in a style like the photo below. Front gate at sidewalk will be of similar pattern and style.



***East and West Property Lines from front face of house to Rear property Line***

- 6' H x 10' L sections of aluminum fencing with powder-coat of black paint like the photo below.



Please let me know if you need any additional information and / or have any questions.

Sincerely,

Doug Quada

New Beginnings Land Development, LLC

808 Chesterfield Avenue

Birmingham, MI 48009