

STAFF REPORT: 06-10-2020 MEETING

PREPARED BY: A. DYE

APPLICATION NUMBER: 20-6748 (INCLUDING 20-6746)

ADDRESS: 2915 JOHN R STREET, 69 & 95 EDMUND PLACE

HISTORIC DISTRICT: BRUSH PARK

APPLICANT: PIERRE HARICK, JOHN EDMUND STREET, LLC.

PROPERTY OWNER: PIERRE HARICK

DATE OF PROVISIONALLY COMPLETE APPLICATION: 05/22/2020

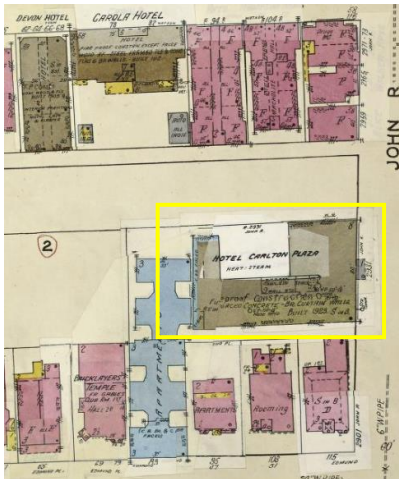
SCOPE: ENLARGE EXISTING PARKING LOT, COURTYARD ALTERATION, NEW PARKING LOT

EXISTING CONDITIONS

The Carlton Hotel opened in May 1924. Designed by Louis Kamper, this building was the firm's first constructed hotel and closely predates (by six months) Kamper's larger and more well-known hotel design, the Book-Cadillac Hotel. The layout of the Carlton Hotel was a "U" shape which allowed each guest room to have an outside view. Its façade displayed restrained Beaux Arts details, some of which was lost during the years in which the building sat empty.

The HDC reviewed and approved the rehabilitation of the hotel to a loft-style condominium development (along with the adjacent surface parking lot) at its February 2, 2004 meeting. Within this rehabilitation, many of the damaged or stolen façade details were copied and replaced, most notably the grotesque keystone above the front entrance.

The applicant states it was during the 2004-2005 rehab that the pool structure was constructed in the courtyard. The applicant supplied photographs of the pool and said the materials used include structural foam and PVC pipe.



Sanborn Map, 1950



The Carlton Hotel, 1920s. Photo: historicdetroit.org



The Carlton Lofts, current. Photo: carltonlofts.com



North elevation, with courtyard. Google Streetview, 2019.



South and West elevations, including 69 & 95 Edmund in foreground, Google Streetview, 2019.

PROPOSAL

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.

STAFF OBSERVATIONS AND RESEARCH

2915 John R

- The 1950 Sanborn Map shows the hotel in close proximity to the houses on Edmund, even more tightly placed against an apartment building to the west, and adjacent to the alley to the north. Therefore, it is staff's opinion the original courtyard was likely used as an operational area for the hotel (such as garbage dumpsters and loading/unloading areas).

69 & 95 Edmund

- As HDC staff does not have full access to BSEED records, it is not known when the residential structures along Edmund were demolished. Google Maps images show these parcels were gravel lots in 2007. At that time, remnants of a chain link fence were in the process of being replaced with the existing black metal fencing. The applicant informed HDC staff the Carlton developers purchased 115, 95 and 69 Edmund in 2005 to offer additional secured resident parking. Another individual owns 103 Edmund.
- The applicant stated 69 Edmund was sub-divided and the western portion was sold to the University of Michigan so it can have street access to a future development.

- The existing fencing runs along the outer lot lines, enclosing together 115, 103, 95, and 69 Edmund. There is no plan to further enclose the parking lot from the adjacent parcels.

ISSUES

- The applicant intends to save the existing courtyard tree but has expressed concern that it may be difficult to do so during demolition and construction should the tree roots be damaged. The Commission should discuss whether a new tree would be required to be planted.
- The existing parking plan does not show the dumpsters located along the west exterior wall. The applicant confirmed they will remain in place and are enclosed by a sliding gate (photo provided).

RECOMMENDATION

As the proposed projects will not remove historic materials nor alter features or spaces that characterize the property, HDC staff recommends the Commission issue a COA for these projects as proposed as they meet the Secretary of Interior 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.