

**STAFF REPORT:** 10-14-2020 MEETING

**PREPARED BY:** D. RIEDEN

**APPLICATION NUMBER:** #20-6881

**ADDRESS:** 14646 ARTESIAN

**HISTORIC DISTRICT:** ROSEDALE PARK

**APPLICANT:** GLEN MCCOY

**PROPERTY OWNER:** GLEN MCCOY

**DATE OF PROVISIONALLY COMPLETE APPLICATION:** 8/26/2020

**DATE OF STAFF SITE VISIT:** 10/01/2020

**SCOPE:** INSTALLED REAR FENCE (WORK DONE WITHOUT PERMIT)

### **EXISTING CONDITIONS**

The house located at 14646 Artesian Street was constructed in 1940. The two-story house centers the corner lot on Eaton and Artesian streets with the symmetrical building's footprint roughly square, facing Artesian Street. A triangle-shaped pediment rests above the protruded brick and segmented stone-outlined entrance. Two-story multiple-paned windows with white shutters dominate the front elevation. The solid red brick walls with narrow mortar joints create a solid material effect and offers a contrast in color to the white-colored trim. The existing condition of the backyard consists of an enclosed porch as an extension, a stand-alone garage with a concrete drive that faces Eaton St, and the already installed white, vinyl privacy fence with a latched gate to the public sidewalk. This fence is 6 feet high and runs from the back porch to the garage. The rest of the backyard is not visible from the public right-of-way, but also contains a chain-link dog-run enclosure behind the garage towards the rear side of the property. The majority of the surface area of both back and front yards is lawn with a tall tree by the garage, and foundation plantings and shrubs by the entrance.

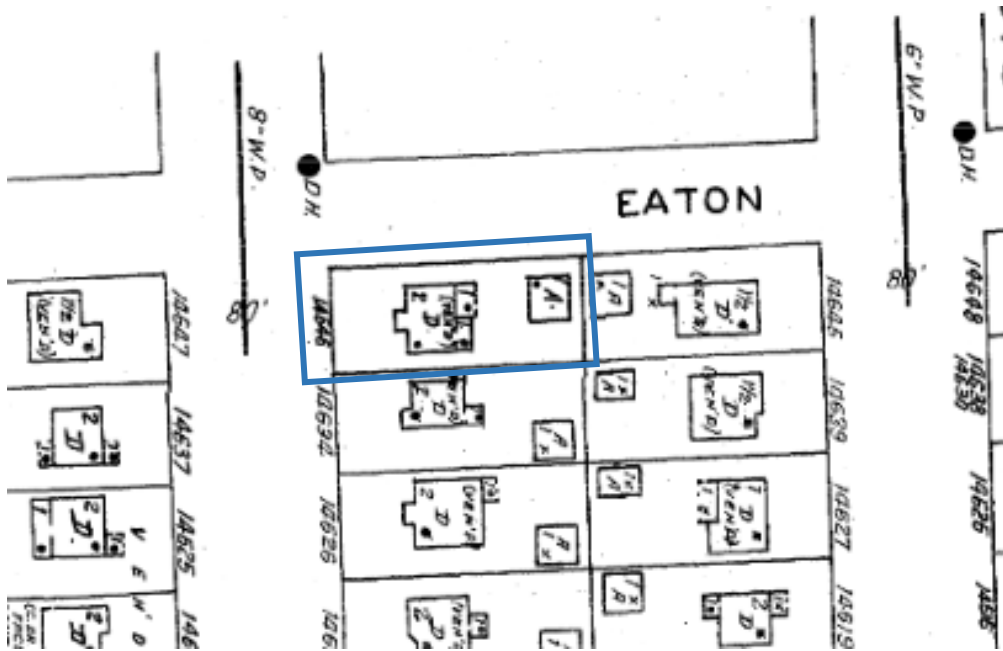


*Site Photo 1 by Staff October 1, 2020*



*Site Photo 2 by Staff October 1, 2020*

In June 2020, HDC Staff received a complaint from a neighbor regarding the construction of this fence. Staff reviewed this case, found that a permit was not on record, and reported this violation to BSEED. A BSEED inspector visited this residence gave a warning, allowing some time due to COVID-19 for this case to be resolved. HDC began to receive this application in August 2020. Staff visited the site on October 1, 2020 to confirm site conditions upon receiving completed application materials.



Sanborn Map Vol. 26, #2614

Aerial of Parcel 22084623, 14646 Artesian, Detroit MI



Figure 1 Staff-generated image

**PROPOSAL**

The current owner purchased the house in December 2019 and has compiled the following scope of work. The following is a summation of their narrative:

*We replaced the four-foot chain-link fence with a six-foot white vinyl fence,... we built a dog-run enclosure*

*in the backyard with chain-link fence... We are new to the area as of December 2019 and were not aware a permit was needed. The inspector visited in June 2020 after the fence was installed. He explained, due to the pandemic COVID-19, that he would allow time to resolve this matter because the office was closed before issuing us a ticket. We are reaching out to resolve this issue and hoping for a proper resolution.*

## **Detailed Scope of Work**

### **A. Fence Installation: Rear Yard**

- 6' ft high white vinyl panel privacy fence and gate installed from rear-enclosed porch to garage. Approx 20 ft in length.

## **STAFF OBSERVATIONS AND RESEARCH**

- Staff received a plan view of the project with some mistakes on the location of the vinyl fence and requested an accurate plan. Staff also provided the applicant information on recommended fence literature upon receiving the initial application request.
- Staff visited the site on October 1, 2020, with a clear view of the vinyl fence but no clear view to the backyard's interior due to the panel privacy construction of the fence and its height on slightly elevated location from the public sidewalk.
- The run of the fence-line is flush with the façade of the garage and corners approximately 6 inches to meet the back porch's rear corner.
- The attached photos from the site visit and provided from the applicant shows both the vinyl fence and chain-link installation in the backyard.

## **ISSUES**

- While the scale, design and color of the installed fence does not present conflict with the elements of design of the Rosedale Historic District, the vinyl material and the public location of the this material along the public sidewalk with its corner lot visibility does present a conflict that challenges and removes distinctive features of the property.
- The Historic District Commission removed vinyl fencing from their guidelines and staff approvable scope at the July 24, 2019 Special Meeting.

## **RECOMMENDATION**

The Historic District Commission has determined that vinyl is not an appropriate material for historic districts. Therefore, staff recommends denial of the fence as constructed, as it does not meet the Secretary of Interior Standards for Rehabilitation, especially Standard:

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.

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: 8/19/2020

## PROPERTY INFORMATION

ADDRESS: 14646 Artesian St AKA: \_\_\_\_\_

HISTORIC DISTRICT: Rosedale Park

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: Glenn McCoy COMPANY NAME: \_\_\_\_\_

ADDRESS: 14646 Artesian CITY: Detroit STATE: MI ZIP: 48223

PHONE: 313-539-2545 MOBILE: 248-747-1750 EMAIL: amccoy@thegmccoygroupllc.org

## 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](http://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](mailto:HDC@DETROITMI.GOV)**

**IDENTIFICATION (All Fields Required)**

**Property Owner/Homeowner**  Property Owner/Homeowner is Permit Applicant

Name: Glen McCoy Company Name: NA  
Address: 14646 Artesian ST City: Detroit State: MI Zip: 48223  
Phone: 313-539-2545 Mobile: 248-747-1750  
Driver's License #: M200282766248 Email: amccoy@thegmccoygroupinc.org

**Contractor**  Contractor is Permit Applicant

Representative Name: Sammie Fulton Company Name: Protection Fence  
Address: 19961 Cooley City: Detroit State: MI Zip: 48219  
Phone: 313-506-1330 Mobile: 313-506-1330 Email: protectionfence@gmail.com  
City of Detroit License #: NA

**TENANT OR BUSINESS OCCUPANT**  Tenant is Permit Applicant

Name: NA Phone: NA Email: NA

**ARCHITECT/ENGINEER/CONSULTANT**  Architect/Engineer/Consultant is Permit Applicant

Name: NA State Registration#: NA Expiration Date: NA  
Address: NA City: NA State: NA Zip: NA  
Phone: NA Mobile: NA Email: NA

**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: Glen McCoy Signature: Glen McCoy Date: 7/7/2020  
(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](http://detroitmi.gov/bseed/elaps) for more information.



P2 - BUILDING PERMIT APPLICATION

Date: 8/19/2020

PROPERTY INFORMATION

Address: Glen McCoy 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)

# See Attach Paperwork
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:



August 8, 2020

Dear Committee,

1. See Attach Application
2. See Attach Photos
3. See Attach Photos
4. A 6 ft High & the Length of 22 ft White Vinyl Fence was put up
5. We replaced the 4 ft Chain link fence with a 6 ft white vinyl Fence, rather than repairing the fence we remove the 4 ft chain link fence to the far part of backyard. Which forced us to build a dog run to stop my dog from being able to get out of the yard or jump the fence. This now allows my dog to have the space which requires for my dog to roam in her own space and not terrorize our community. Unfortunately, we're new to the area as of December 2019 and we were not aware a permit was needed until the inspector came out in June 2020 after the fence was put up prior to his visit. He explained due to the Pandemic COVID-19. He would allow us some time to resolve this matter because the office was closed and before issuing us a ticket. We're reaching out to resolve this issue and hoping for a proper resolution.
6. See Attach Paperwork

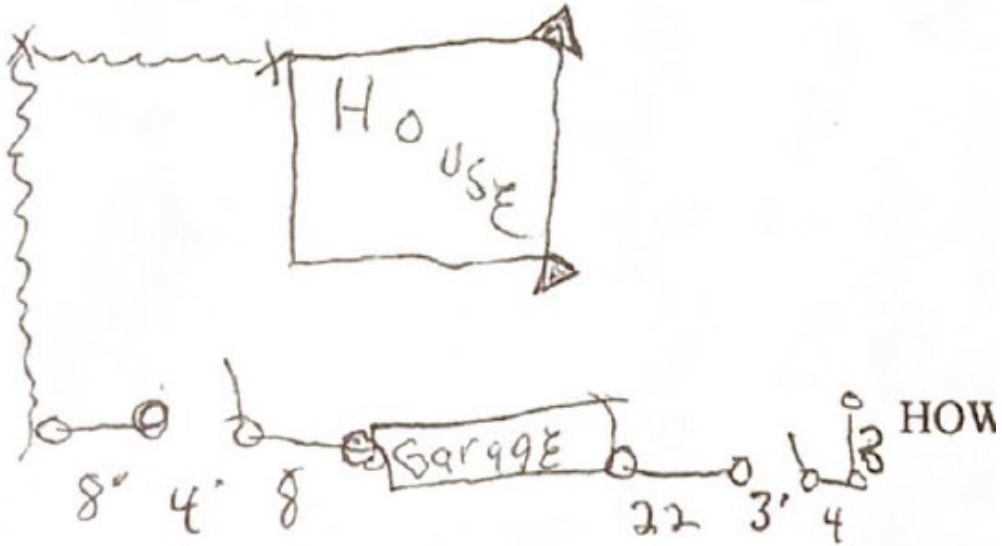
# 495

Thank you,

Mr. & Mrs. Glen McCoy  
313-539-2545 Cell

The applicant's drawing below *does not* show the accurate location of this vinyl fence. Staff requested an updated version, but the applicant did not supply one by the time of this report. (Please see staff report, page 2, for location of vinyl fence.)

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6' HI vinyl white 1800.00



**APPLICANT PHOTOS: 14646 Artesian, Detroit, MI**



**West/ Front Elevation**



**East/ Rear Elevation**

**APPLICANT PHOTOS: 14646 Artesian, Detroit, MI**



**South/ Right Elevation**



**North/ Left Elevation**

**APPLICANT PHOTOS: 14646 Artesian, Detroit, MI**



**North Elevation (Eaton St View) Vinyl Fence**



**North Elevation (Eaton St View) Vinyl Fence**

**APPLICANT PHOTOS: 14646 Artesian, Detroit, MI**



**East Elevation – Backyard interior, Vinyl Fence**



**Backyard Dog Run**