

STAFF REPORT: 5/12/2021 MEETING

PREPARED BY: D. RIEDEN

APPLICATION NUMBER: #21-7218

ADDRESS: 14838 ROSEMONT

HISTORIC DISTRICT: ROSEDALE PARK

APPLICANT: TRAJAN CENTERS

PROPERTY OWNER: TRAJAN CENTERS

DATE OF PROVISIONALLY COMPLETE APPLICATION: 04/26/2021

DATE OF STAFF SITE VISIT: 4/27/2021

SCOPE: INSTALL WOODEN ARCHED ARBOR AT FRONT WALKWAY, LANDSCAPING

EXISTING CONDITIONS

Built in 1941, 14838 Rosemont is a 1 ½ story brick bungalow featuring a gray stucco façade with decorative blue stucco quoins and trim. A large brick chimneys rises from the rooftop. Rectangular windows with blue, dripmold trim balance the centrally located entrance. The front door is recessed under metal awning supported by decorative metal support posts, that frames the doorway's architrave blue trim. A narrow walkway leads up to the modest porch, where evergreen shrubs and minimal plantings shape the foundation. The front yard has a slight slope toward the public walkway, shaded under a plane tree. Driveways on either side of the house square off the open front lawn.



Site Photo 1, by Staff April 27, 2021: (West) front side

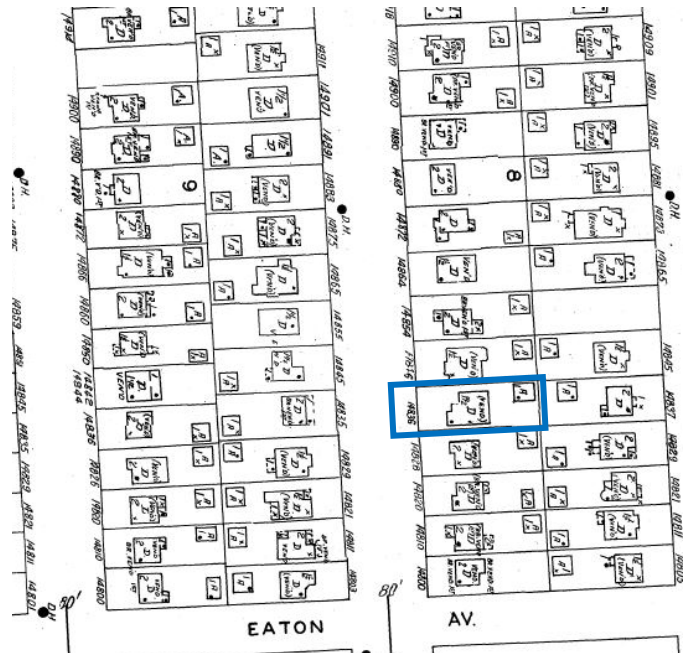


Site Photo 2, by Staff April 27, 2021: Northview of Rosemont with (West) front side and (South) side.

As staff currently does not have access to some of the previous paper applications and approval letters, the Detroit Property Index is the only available information on the property. This property has no violations nor any record of HDC approvals.



Aerial of Parcel 22076442.



Sanborn V26, P2615.



May 2020 Aerial of 14838 Rosemont, illustrating a neighborhood pattern of street, berm, public walk, open lawn, and house.

PROPOSAL

The current owner provided an application, project narrative, site photos, and construction detail for the following proposed work: construct a wooden arbor (4'x2'x7') over the front entrance walkway that leads from the public sidewalk to the front door. No footings will be installed with the arbor; each post will be buried 12" in the ground. The arbor is proposed to be painted white to match the front awning of the house. Landscape installation is to plant 2 trees: one magnolia and one cherry tree in the front yard on either side of the entrance walkway.

Proposed Arbor Location:



Figure 1, by Applicant: Location of Arbor.

Diagram of Arbor:

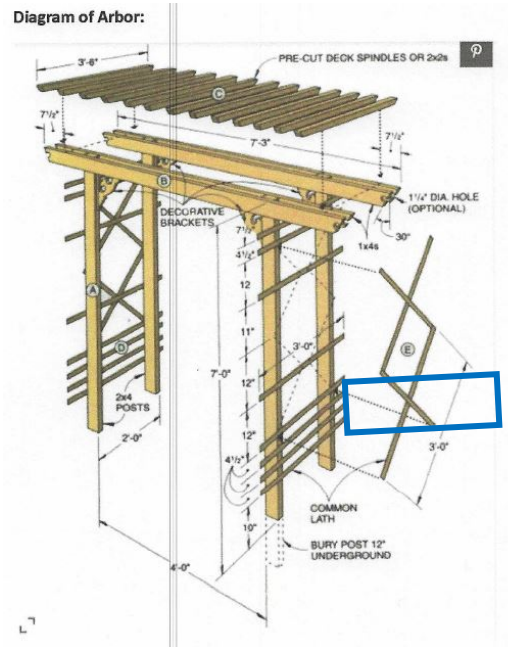


Figure 2, by Applicant: Arbor construction detail.

STAFF OBSERVATIONS AND RESEARCH

- Staff visited the site on April 27, 2021. Staff photographed the property from the public right-of-way and observed the streetscape of adjacent properties in the neighborhood. (See staff photos enclosed.)
- Staff observed plantings of a small magnolia, cherry tree on either side of the walkway, and apparently two rose bush plantings at the proposed location of the arbor.
- The current design of the open front yard with a central walkway, public sidewalk, public berm with a street tree matches the surrounding context of the neighborhood.
- There were no other properties in the vicinity that showed an example of a structure similar to the arbor that is proposed in this application. (See neighborhood aerial above and staff photos enclosed.)
- Ornamental tree plantings, such as cherry and magnolia, are common features of the front yard in this neighborhood and are an appropriate change to the landscape.
- The proposed clearance of the arbor at 4 feet wide and 7 feet in height may create an impediment of use of the walkway as roses climb and occupy the arbor.

ISSUES

- White paint is not an appropriate color recognized by the color scheme for this structure.
- While the arbor is of modest scale, Staff observed that the front yard location introduces a new vertical structural design element that is not found in the context of the Rosedale Park neighborhood. It is staff's opinion that the front walkway location of this arbor does not complement the pattern language of this neighborhood, which consists of an open, front lawn approach to the entrance of the house and is in

conflict with the Rosedale Park Historic District’s Elements of Design, which describes “walls of continuity” and “an unbroken greenbelt” in the front yard:

- *“Walls of continuity: The common setbacks of houses on straight residential streets create strong visual walls of continuity. This is augmented by the landscaped features in the public rights-of-way, such as the traffic islands and tree lawns planted with mature trees.”* Section 21-2-199 (d) 12.
- *“Orientation, vistas, overviews: The orientation of buildings is generally toward the north-south streets... The primary vistas are created by the landscaped traffic islands. Because of the standard setbacks and lack of front yard fencing, the streetscape appears as an unbroken greenbelt.”* Section 21-2-199 (d) 20.

RECOMMENDATION

Section 21-2-78, Determinations of Historic District Commission

Recommendation #1: Arbor

Staff finds that the introduction of the white-painted, wood arbor conflicts with the historic character of this property and removes distinctive features of the neighborhood context. The proposed arbor is inappropriate, as it alter features that characterize the property, introduces a material and design that does not retain the historic character of the property, and does not match the character-defining feature in design, texture, and other visual properties, and are incompatible with the historic character of the property.

Staff therefore recommends that the Commission issue a Denial for the installation of a wooden arbor at the front entrance walkway, as it does not meet the Secretary of the Interior's Standards for Rehabilitation, specifically Standards:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

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.

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

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.

and Elements of Design 12 & 20 for the Rosedale Park Historic District.

Recommendation #1: Two trees

HDC staff recommends the Commission issue an approval for the below work items because they meet the Secretary of the Interior’s Standards for Rehabilitation and conform to the Elements of Design for the Rosedale Historic District:

- Planting two trees, magnolia and cherry, on either side of the front entrance walkway.









Eaton

14800







HISTORIC DISTRICT COMMISSION PROJECT REVIEW REQUEST

CITY OF DETROIT
PLANNING & DEVELOPMENT DEPARTMENT
2 WOODWARD AVENUE, ROOM 808, DETROIT, MI 48226

DATE: 27 April 2021

PROPERTY INFORMATION

ADDRESS: 14838 Rosemont Ave AKA: _____

HISTORIC DISTRICT: Rosedale Park Historic District

SCOPE OF WORK: (Check ALL that apply)
 Windows/Doors Roof/Gutters/Chimney Porch/Deck Landscape/Fence/Tree/Park General Rehab
 New Construction Demolition Addition Other: _____

APPLICANT IDENTIFICATION

Property Owner/Homeowner Contractor Tenant or Business Occupant Architect/Engineer/Consultant

NAME: Trajan Centers COMPANY NAME: _____

ADDRESS: 14838 Rosemont Ave CITY: Detroit STATE: MI ZIP: 48223

PHONE: 269-352-9200 MOBILE: 269-352-9200 EMAIL: The70th2@yahoo.com

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 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

P2 - BUILDING PERMIT APPLICATION

Date: 27 April 2021

PROPERTY INFORMATION

Address: 14638 Rosemont Ave 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: Landscaping
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)

Construction and erection of a wooden arbor at entrance of
footpath from sidewalk, and planting of one cherry tree and
one magnolia tree in front yard 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)

Property Owner/Homeowner Property Owner/Homeowner is Permit Applicant

Name: Trajan Centers Company Name: N/A

Address: 14838 Rosemont Ave City: Detroit State: MI Zip: 48223

Phone: 269-352-9200 Mobile: 269-352-9200

Driver's License #: C536802603088 Email: TheToth2@yahoo.com

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: Trajan Centers Signature: [Signature] Date: 27 April 2021
(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: Trajan Centers Signature: [Signature] Date: 27 April 2021
(Permit Applicant)

Driver's License #: C536802603088 Expiration: 02 February, 2024

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.



Description of Existing Conditions: Currently there exists a straight footpath running directly from the front door to the sidewalk, meeting the sidewalk at a 90-degree angle. The area around the footpath is grass sod.

Description of Project: I would like to construct a wooden arbor (4'x2'x7') over a small portion of the footpath that leads from the sidewalk to the front door. The arbor will be painted white to match our current front awning. The intent is to then plant flowers and climbing plants to adorn the arbor, creating a delightful front entryway from the sidewalk to our home. The simple design of the arbor will allow me, the homeowner, to do all the construction and erection on my own. Four holes will need to be dug, two on either side of the concrete footpath, to serve as foundations to securely position the four corners of the arbor.

Additionally, I would like to plant a cherry tree and a magnolia tree behind the arbor in the front yard on opposite sides of the foot path.

Detailed Scope of Work:

- Time of construction: Work to take place during the day over the course of one, single weekend
- Number of workers: One worker (homeowner)
- Four post-holes to be drilled by hand (approx. 1' deep) into the soil for the arbor's foundation
- A cherry tree and magnolia tree saplings to be planted, one on each side of the foot path

Diagram of Arbor:

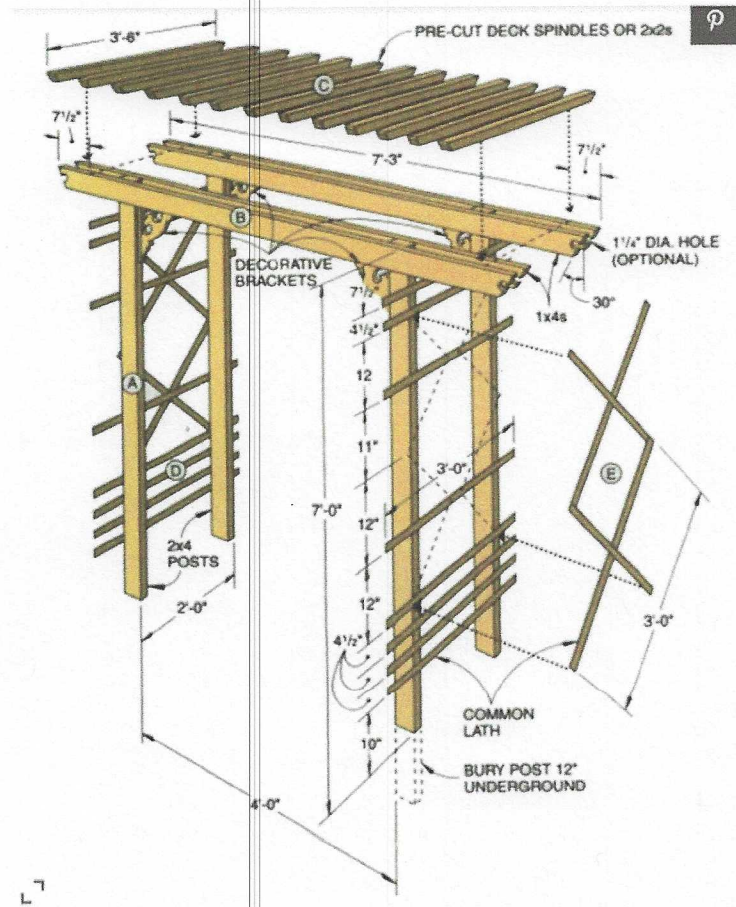


Image of Proposed Location:



Proposed Arbor Location:



Proposed Tree Locations:





