

**STAFF REPORT: SEPTEMBER 8, 2021 MEETING**

**PREPARED BY: A. DYE**

**APPLICATION NUMBER: 21-7468**

**ADDRESS: 360 LODGE**

**HISTORIC DISTRICT: BERRY**

**APPLICANT: NADAV DORON**

**PROPERTY OWNER: ABI INVEST MI, LLC**

**DATE OF PROVISIONALLY COMPLETE APPLICATION: AUGUST 30, 2021**

**DATE OF STAFF SITE VISIT: SEPTEMBER 1, 2021**

**SCOPE: REMOVE CONCRETE DRIVEWAY; NEW ASPHALT DRIVEWAY**

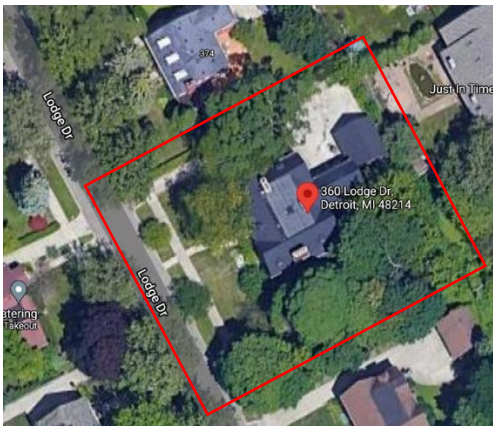
**EXISTING CONDITIONS**



HDC Staff photo, September 1, 2021

The residential structure located at 360 Lodge was designed by architect Robert O. Derrick (later architect of The Henry Ford Museum). The date of construction listed on the building card is June 16, 1922 (garage is June 8, 1923). The three-story building sits parallel to the street; a tall, steeply pitched, full-height cross-gable punctuates the asymmetrical elevation. Variegated red brick is contrasted by dark brownish-black wood used for windows, mullions, rough-hewn lintels and sills, and half-timbers separating patterned brickwork.

Strings of windows, encompassing tall, narrow sash, further emphasize the verticality of the structure. The arched wooden front door with light-colored limestone door surround is accessed by a curved front walk, both of which offset the building's dominant rectilinear and triangular forms. Foundation plantings extend from the front elevation and the remaining yard is covered with grass.



Above: Aerial view, Google Maps, 2021



Right: Sanborn Map, Vol. 8, 1915-1951, Page 104

Bricks line the edges of the concrete driveway and front walkway. The drive is accessed from the street and is located close to the north-side property line. Due to the expansive lot, the space between the house and drive was finished with a masonry wall (with garden gate) that extends from the northwest corner of the house and terminates at a masonry pier abutting the driveway. An identical pier is on the other side, creating a formal entry to the rear driveway and garage (which is directly behind the house). At the rear of the house, the entire surface area between the house and garage is covered with concrete. The rear yard south of the garage and southern side yard are covered with sod; multiple large trees dot the landscape.



Google Street View, July 2009 – This picture shows the garden gate in situ. The left masonry pier is hidden by the hedge.



HDC staff photo, September 1, 2021. While the gate is not in place, staff noticed it laying nearby in the front yard.



## PROPOSAL

Concrete driveway, with brick border, and the concrete pad adjacent the garage will be removed and replaced with black asphalt.

## STAFF OBSERVATIONS AND RESEARCH

- The Berry Subdivision Historic District was established in 1978. The Historic Designation Advisory Board's (HDAB) Final Report states the Berry Subdivision Association requested the designation study.
- According to the district's Elements of Design, (13) Relationship of significant landscape features and surface treatment, "*Paved side drives leading to rear garages are common, as are paved areas in front of garages.*"
- The HDAB Final Report states, "*...restrictive covenants...were attached to each deed. These required single family dwellings of brick, stone or concrete, of not less than two stories in height, with requirements for setbacks and side yard spaces.*"
- It is staff's opinion, as the word "subdivision" is embodied in the name of the district, the designation recognized the regulated designs of this neighborhood's early development that strove to create a cohesive streetscape through the requirement of certain materials and building/driveway placement.
- The existing concrete sidewalk, front walk and driveway create a uniform appearance of the lot.
- The masonry wall and piers physically and visually connect the house to the driveway, thereby elevating the prominence of the driveway and its relationship to the house and site.
- The concrete and brick pavers lining the driveway were in place at the time of district designation.
- The concrete blocks between the street and the masonry pier do show some cracks but are primarily intact. From the sidewalk, and confirmed in the applicant's photographs, the concrete beyond the masonry piers are at a higher level of deterioration.
- The color of asphalt is dark gray to black, compared to the white or light gray appearance of concrete. The poured and paved smooth surface of asphalt is, in staff's opinion, a streamlined look for a driveway which is contrary to the strongly traditional design of this neighborhood, house and site.
  - Side note: The new construction traditional-designed infill houses, erected from 1996 – 1999, have concrete driveways.
- HDC staff is concerned with the maintenance level and related potential deterioration of asphalt driveways due to the softer material. The development of hairline cracks can cause the asphalt to crumble over time, as evidenced by most of the asphalt driveways within the district.
- Staff conducted a windshield survey and counted 11 asphalt driveways in the district (out of 106 parcels) – approximately 10 percent.
  - According to the city's DPI system, the HDC reviewed only one of the driveways and issued a Certificate of Appropriateness in 2000. The COA states it was approved as the project met 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.*"
  - It is staff's opinion asphalt driveways do not meet Standard #9 as their appearance, material and exhibited maintenance issues do not protect the historic integrity of the property and its environment.

## ISSUES

- The removal of the concrete and brick lined driveway for the installation of an asphalt driveway does not meet the Secretary of the Interior's Standard #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.*

## RECOMMENDATION

### Section 21-2-78, Determination of Historic District Commission

It is staff's opinion the removal of the concrete and brick lined driveway and installation of an asphalt driveway will alter the features and spaces that characterize the property. Staff therefore recommends the Commission deny a Certificate of Appropriateness for the work as proposed because it does not meet the Secretary of the Interior Standards for Rehabilitation and the Elements of Design for the district, 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.*



HDC Staff photo, September 1, 2021



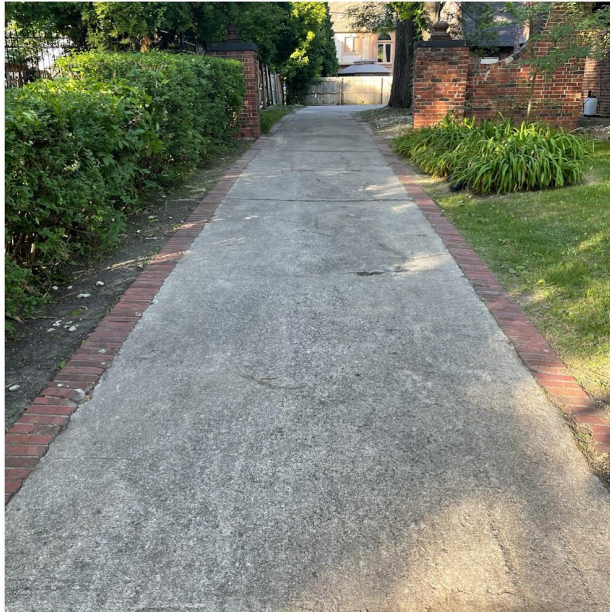
2019 Google Street View of HDC-approved asphalt (over concrete) driveway at left, approved in 2000.



HDC staff photo, September 1, 2021

**DRIVEWAY**

Current Condition with Pictures:  
Concrete all damaged and broke



**Proposed Scope for Driveway:**

Driveway And pad by the garage concrete is going to be removed and replaced with Black Asphalt.