

STAFF REPORT: 11/10/2021 MEETING
APPLICATION NUMBER: #21-7585
ADDRESS: 2215 W. BOSTON
HISTORIC DISTRICT: BOSTON-EDISON
APPLICANT/PROPERTY OWNER: MICHAEL WILLIS
DATE OF PROVISIONALLY COMPLETE APPLICATION: 10/15/2021
DATE OF STAFF SITE VISIT: 10/26/2021

PREPARED BY: D. RIEDEN

SCOPE: REMOVAL OF MATURE OAK TREE IN FRONT YARD

EXISTING CONDITIONS

Built in 1922, the property at 2215 W Boston is a 2 ½ story, tudor single-family residence facing northwest located at the corner on 14th Street. The cross-gabled, slate roof is steeply pitched. The house is clad in dark brown brick with decorative timbering on the second floor. Tall narrow windows are grouped with multi-pane glazing. Arched brick columns support the portico over the front entrance. The wrap-around front porch is slightly raised above the foundation planting bed, featuring a Japanese maple. The house is positioned close to the west edge of the property exposing a vast lawn along the 14th street side lot. The property is dappled in shade from the great canopies of its tree canopy, of which one of the trees, the red oak near the property's street corner is the subject of this application.



Site Photo 1, by Staff October 26, 2021: (North) front side



Site Photo 2, by Staff October 26, 2021: (Northeast) front, showing oak tree proposed for removal.

This property includes the following previous approvals:

- March 2019, COA: New fence
- April 2019, COA: New garage, removal of diseased trees
- June 2019, COA: Removal of non-historic metal awning frame, ornamental fence to remain
- July 2019, COA: Erect 6' wood fence along rear of property.
- July 2019, COA: Erect 6' wood fence along 14th street, gate along driveway.
- October 2021, COA: Remove oak tree, directly behind house, planted too close



Site Photo 3, by Staff October 26, 2021: (South) rear. 2nd oak tree (center of photo) received HDC Staff COA for removal.



Aerial of Parcel #10002756: red mark indicates location of red oak base of trunk

PROPOSAL

Staff issued a COA on October 22, 2021 for a portion of this application, which permitted the removal of a red oak in the rear yard, immediately adjacent to the house. The remainder of this application, as described below, pertains to a red oak located in the front yard, near the corner of 14th St. and W. Boston Ave.. Although the full application is attached, this report is targeted on the remaining portion of the application, which is the front yard oak tree.

- Remove front yard red oak to stump. Haul away all debris
- Grind stump and surface roots 6-8” below ground. Backfill the hole with chips. Leave chips on site.

STAFF OBSERVATIONS AND RESEARCH

- Staff visited the site on October 26, 2021. Staff photographed the property from the public right-of-way and observed the front and sides of the house. Staff observed the condition of the front yard red oak, its proximity to the house and any other historic structures, and the proximity to the public right of way. (See staff photos enclosed.) Although the tree’s main trunk has some lean, the tree appears to be balanced in its overall structure and appears to be good health. Staff did observe some smaller branches that require deadwood pruning. Photos show that most branches are still green with life.
- Staff received an application material update on October 28, 2021 in response to additional information requested from the applicant with regards to the following:
 - A letter from the applicant’s certified arborist on the condition of the front yard red oak.
- Staff observed that the letter received from Davey Tree, the applicant’s certified arborist, did not contain content regarding the condition of the tree itself: there is no mention of any sign of disease, infestation or other health conditions. There is only the general opinion that tree poses a potential hazard, which any tree could.
- It is staff’s opinion that the front yard red oak contributes to the historic integrity and the overall historic character of the property and the surrounding Boston Edison Historic District.

ISSUES

- NPS guidelines state that the Setting (District/Neighborhood) is the “*larger area or environment in which a historic building is located...The relationship of buildings to each other, setbacks, fence patterns, views, driveways and walkways, and street trees and other landscaping together establish the character of a district or neighborhood.*” (Pg 21. The Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, &Reconstructing Historic Buildings). It is staff’s opinion that the removal of the front yard oak tree will destroy a historic feature

that characterizes this historic property, and therefore does not meet the Secretary of the Interior's Standards for Rehabilitation, particularly Standards 2 and 4.

- It is staff's opinion that removal of large shade trees, such as this oak, which were planted to restore the lost canopy of the American Elm, detracts from the historic landscape and neighborhood setting of the house and is not an appropriate application of the Elements of Design for Boston Edison HD's, in particular, the following descriptions:
 - Relationship of significant landscape features and surface treatments: "...*Although the American Elm was once the dominant tree, it is virtually extinct in the district. Replacement trees should be characteristic of the area and period.*" Section 21-2-106 (c) 8.

RECOMMENDATION

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

Recommendation:

Staff finds that the removal of the front yard's red oak removes distinctive character defining features of the property and does not conform to the district's Elements of Design.

Staff therefore recommends that the Commission issue a Denial for the above work item, as it does not meet the Secretary of the Interior's 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.

4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.







15797







10/22/2021

CERTIFICATE OF APPROPRIATENESS

Michael Willis
3233 Coolidge Hwy
Berkley, MI, 48072

RE: Application Number 21-7566; 2215 W. Boston; Boston-Edison Historic District

Mr. Willis:

Pursuant to Section 5(10) of the Michigan Local Historic District Act, as amended, being MCL 399.205(10), MSA 5-3407(5)(10); Sections. 21-2-57 and 21-2-73 of the 2019 Detroit City Code; Detroit Historic District Commission Resolution 97-01 (adopted August 13, 1997); Detroit Historic District Commission Resolution 97-02 (adopted October 8, 1997); Detroit Historic District Commission Resolution 98-01 (adopted February 11, 1998), and Detroit Historic District Commission Resolution 21-04 (adopted May 5, 2021), the staff of the Detroit Historic District Commission has reviewed the above-referenced application for building permit and hereby issues a Certificate of Appropriateness (COA), which is effective as of November 4, 2021.

Staff finds the following proposed work meets the defined elements of design for the historic district and the Secretary of the Interior's Standards for Rehabilitation and guidelines for rehabilitating historic buildings (36 CFR Part 67).

Tree Pruning and Tree Removal- Rear of home

- Removal of Oak tree planted near rear of home
 - To be limbed via crane down to low stump
 - Grind stump and surface roots 6"8" below ground, backfill, level site
- Tree Pruning-
 - Japanese Maple prune canopy to 3-4' from house
 - Silver Maple- remove deadwood 2" and larger
- *This approval does not include removal of Red Oak at corner of property near W. Boston & 14th.*

Please retain this Certificate of Appropriateness for your files. You should now proceed to the City of Detroit Buildings Safety and Engineering Department to obtain a building permit. The Detroit Historic District Commission's approval and issuance of a Certificate of Appropriateness does not waive the applicant's responsibility to comply with any other applicable ordinances or statutes. If you have any questions regarding this letter, please contact me at hdc@detroitmi.gov.

For the Commission:



Brendan Cagney
Staff
Detroit Historic District Commission

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: 10-15-2021

PROPERTY INFORMATION

ADDRESS: 2215 W Boston Blvd. AKA: _____

HISTORIC DISTRICT: District 5

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: Michael Willis COMPANY NAME: Ferns Boston-Edison

ADDRESS: 2215 W Boston Blvd. CITY: Berkley STATE: Mi ZIP: 48072

PHONE: _____ MOBILE: +971506619739 EMAIL: michaelwillis55@gmail.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: 10-15-2021

PROPERTY INFORMATION

Address: 2215 W Boston Blvd. Floor: Suite#: Stories:
AKA: Lot(s): Subdivision:
Parcel ID#(s): Total Acres: Lot Width: Lot Depth:
Current Legal Use of Property: Rental 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: TREE REMOVAL
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)
Removal of two oak trees close to the house.

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: Michael Willis Company Name: Ferns Boston-Edison
Address: 3233 Coolidge Hwy City: Berkley State: Mi Zip: _____
Phone: _____ Mobile: +971506619739
Driver's License #: _____ Email: michaelwillis55@gmail.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: Michael Willis Signature: [Signature] Date: 10-15-2021
(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: Michael Willis Signature: [Signature] Date: 10-15-2021
(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 for more information.



Hello,

My name is Karl Krauskopf, I am a sales arborist for Davey Tree in Canton and have been in communication with Mike Willis about removing the two oak trees on his property. I believe both trees pose a potential hazard to the structure of the home and have the potential to cause damage to pedestrians, cars, or a structure. I recommended that he remove both trees, but he said that he was still looking for your approval.

Thank you

Karl Krauskopf | Sales Arborist
ISA Certified Arborist # MI-4525A
CTSP #03568
The Davey Tree Expert Company | Canton, MI
O: 734.459.8690 | C: 734.589.9474

The Davey Tree Expert Company
8250 Ronda Dr
Canton Township, MI 48187
Phone: (734) 459-8690 | Fax: (734) 459-1873
Email: Karl.Krauskopf@davey.com

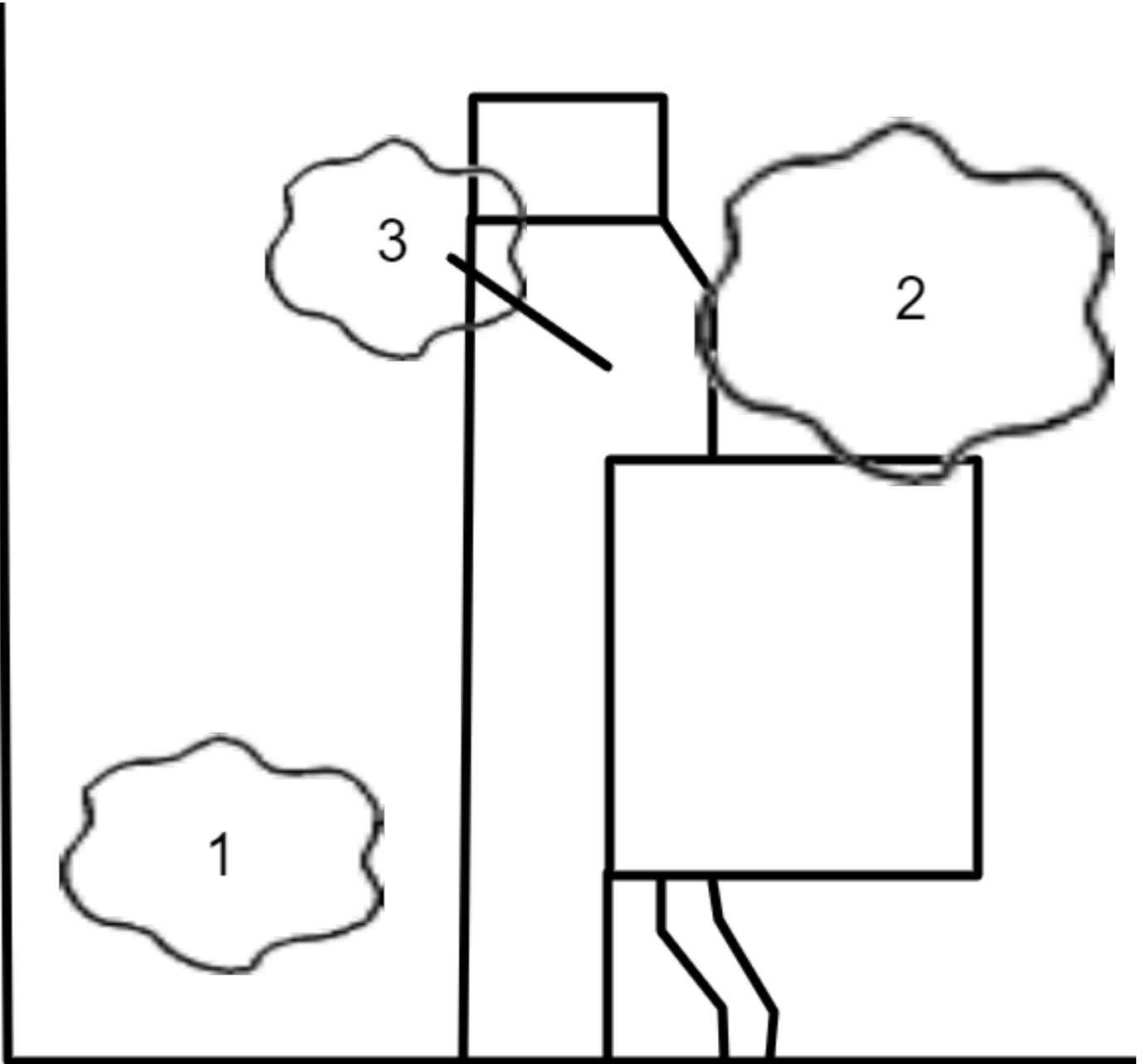
Client

10/8/2021

Michael Willis
2215 W Boston Blvd
Detroit, MI 48206-1730

Proposal #: 20059128-1633700370
Account #:
Home: 2
Email: michaelwillis55@gmail.com

Property Diagram



Client Guarantee

We use quality products that are administered by trained personnel. We guarantee to deliver what we have contracted to deliver. If we do not, we will work with you until you are satisfied, or you will not be charged for the disputed item. Our Client Care Guarantee demonstrates our commitment to creating lifelong client relationships.

Tree Care

PRUNING: Performed by trained arborists using industry and Tree Care Industry Association (TCIA) approved methods.

TREE REMOVAL: Removal to within 6" of ground level and cleanup of debris.

STUMP REMOVAL: Mechanical grinding of the visible tree stump to at or just below ground level. Stump area will be backfilled with stump chips and a mound of remaining chips will be left on site unless otherwise stated in the contract. Chip removal, grading and soil backfill are available.

CLEAN-UP: Logs, brush, and leaves, and twigs large enough to rake are removed. Sawdust and other small debris will not be removed.

CABLING/BRACING: Cabling and bracing of trees is intended to reduce damage potential. It does not permanently remedy structural weaknesses, is not a guarantee against failure and requires periodic inspection.

Tree and Shrub Fertilization/SoilCare

Your arborist will assess your property's overall soil conditions either through physical assessment or through soil testing and will recommend a soil management program to help the soil become a better medium to enable healthy plants to thrive or unhealthy plants to regain their vitality. SoilCare programs will include fertilizers, organic humates, fish emulsions and other organic soil conditioners.

Our advanced formula, Arbor Green PRO, works with nature to fertilize without burning delicate roots, building stronger root systems and healthier foliage. It contains no chlorides or nitrates. It is hydraulically injected into the root zone and the nutrients are gradually released over time. Research and experience shows the dramatic benefits Arbor Green PRO provides: greater resistance to insects and diseases, greater tolerance to drought stress, increased vitality, and healthier foliage.

Tree and Shrub Plant Health Care

PRESCRIPTION PEST MANAGEMENT: Customized treatments to manage disease and insect problems specific to plant variety and area conditions. Due to the short term residual of available pesticides, repeat applications may be required.

INSECT MANAGEMENT: Inspection and treatment visits are scheduled at the proper time to achieve management of destructive pests. Pesticides are applied to label specifications.

DISEASE MANAGEMENT: Specific treatments designed to manage particular disease problems. Whether preventative or curative, the material used, the plant variety being treated, and the environmental conditions all dictate what treatment is needed.

EPA approved materials will be applied in accordance with State and Federal regulations.

Lawn Care

FERTILIZER AND MECHANICAL SERVICES: Balanced fertilizer treatments applied throughout the growing season help provide greener turf color and denser root development. To help bring about a better response to these applications, we also provide aeration, lime, overseeding, and lawn renovation.

WEED CONTROL AND PEST MANAGEMENT: Broadleaf weed control is applied either as a broadcast or a spot treatment. Granular weed management may be broadcast. We also offer pre-emergent crabgrass management in the spring and, if needed, a post emergent application later in the year. Our surface insect management is timed to reduce chinch bugs, sod webworms, and billbugs. We also offer a grub management application. Disease management materials and treatments are matched to particular disease problems. This usually requires repeat applications.

Other Terms and Contract Conditions

INSURANCE: Our employees are covered by Worker's Compensation. The company is insured for personal injury and property damage liability. Proof of insurance can be verified by requesting a copy of our Certificate of Insurance.

WORKING WITH LIVING THINGS: As trees and other plant life are living, changing organisms affected by factors beyond our control, no guarantee on tree, plant or general landscape safety, health or condition is expressed or implied and is disclaimed in this contract unless that guarantee is specifically stated in writing by the company. Arborists cannot detect or anticipate every condition or event that could possibly lead to the structural failure of a tree or guarantee that a tree will be healthy or safe under all circumstances. Trees can be managed but not controlled. When elevated risk conditions in trees are observed and identified by our representatives and a contract has been signed to proceed with the remedial work we have recommended, we will make a reasonable effort to proceed with the job promptly. However, we will not assume liability for any accident, damage or injury that may occur on the ground or to any other object or structure prior to us beginning the work. Site inspections do not include internal or structural considerations unless so noted. Unless otherwise specified, tree assessment will not include investigations to determine a tree's structural integrity or stability. We may recommend a Risk Assessment be conducted for an additional charge.

TREE CARE STANDARDS: All work is to be performed in accordance with current American National Standards Institute (ANSI) Standard Practices for Tree Care Operations.

OWNERSHIP OF TREES/PROPERTY: Acceptance constitutes a representation and warranty that the trees and property referenced in this quote are either owned by the signee or that written permission has been received to work on trees which are not on the signee's property.

TIME & MATERIAL (T&M): Jobs performed on a T&M basis will be billed for the time on the job (not including lunch break), travel to and from the job, and materials used.

BILLING & SALES TAX: All amounts deposited with us will either be credited to your account or applied against any amounts currently due. Our invoices are due net 30 days from invoice date. Services may be delayed or cancelled due to outstanding account balances. Sales tax will be added as per local jurisdiction. Clients claiming any tax exempt status must submit a copy of their official exempt status form including their exemption number in order to waive the sales or capital improvement tax.

PAYMENT: We accept checks and credit cards. Credit card payments may be made online at our web site. Paying by check authorizes us to send the information from your check to your bank for payment.

UNDERGROUND PROPERTY: We are not responsible for any underground property unless we have been informed by you or the appropriate underground location agency.

SCHEDULING: Job scheduling is dependent upon weather conditions and work loads.





