

PROPOSAL

The applicant proposes to construct a single family home and garage. The trapezoid shaped lot is a piece of a triangular shaped lot bordered by Hamilton on the east, The Lodge at the southwest and the south alley of Chicago on the north. The longest segment along Hamilton is 192' long, followed by the Lodge side at 138' and the alley side 100'. The fourth side, facing west, is 87' and abuts a small triangular lot. The front of the house is setback 20' from Hamilton, 30' from the rear property line, 45' from the north alley and 17' from the property line parallel to the Lodge. The footprint of the house is square, 50.5' wide, 43' deep and 32'4" high to the ridge. The roof is a cross hip roof with a 7/12 pitch and reddish brown color metal to simulate tile roofing.

The first story of the house is proposed to be limestone colored cast stone 7' high from grade, the rest of the wall surface covered in EIFS in a limestone color, cast stone used for trim and a wide stringcourse. The front door is placed centrally in the front (east) elevation in a slightly projecting two-story entrance with a mission style parapet, a wood casement window on the second story and a fixed, multiple paned windows below and above the front door. The front door design has not been selected but the color B:6, moderate brown, has been chosen. Arched sections flanking the entrance have wood casement windows set into EIFS on the surface with a section above the windows painted C:4, yellowish white. The second story is set back from the first creating a tile roof section between the floors. The second story is proposed to have two arched casement windows with a keystone in the lintel.

The south elevation is proposed to have a central recessed porch with a wrought iron style gate, creating a balcony on the second floor with a wood balustrade. A one-story section to the east has an arched wood window above the stringcourse and EIFS below with a gable on hip roof section. The west section is two-story with a duplicate first story window and a smaller wood casement window on the second floor. The west (rear) elevation of the house is proposed to have the 7' cast stone base wrapped around the corners but reduced in height the remaining width of the elevation to 3.5'. Dominant on the elevation is a two-story tower, placed off center with multiple sets of wood double hung windows on both stories. Each floor is proposed to have one arched casement windows pair and one wood single casement window. The north elevation facing the alley is proposed to have a stepped chimney to the east of the elevation with a small glass block window near in on the second story for an interior shower. A larger triple casement window with a transom and keystone lintel on the first story is proposed along with a smaller casement window on the second story. A pediment entrance is proposed toward the west of the elevation, a single wood door and casement window set into an EIFS wall.

A garage is proposed to be setback 55' from Hamilton and 5' from the north alley and west property lines. The 3 car garage is proposed to have a two-car garage door facing the east (front) entrance and one-car garage door facing the alley elevation in the rear of the garage. The garage is proposed to be sided with cast stone in the limestone color, a 7/12 pitch roof with metal roofing to match the house. A cast stone stringcourse wraps around to the side of the garage but not the rear. A small glass block window is proposed above the stringcourse is the south elevation along with a pedestrian door. The wood garage doors have an arched top with EIFS above. A driveway of pavers is proposed to enter from the alley, on an angle, 10' wide and widening to approximately 40' from the house to a planted area along the north property line. This area is proposed to connect the garage and the house, and form a terrace off the north elevation entrance. The front walkway and south elevation recessed porch are also proposed to have the pavers. An 8' high wrought iron fence is proposed around the front face of the house starting at the southeast corner and setback from the front property line 3'. The fence is across the front property line and is proposed to have cast stone cheek walls and gate at the front walkway. The fence is proposed to curve to meet the end of the driveway with a double swing gate and extend to the front corner of

the garage. A 6' high section of fence is proposed between the rear face of the house and the front face of the garage. The area between the fence and sidewalk is proposed to be filled in by green luster holly with a row of arborvitae between the fence and the driveway.

BOSTON EDISON ELEMENTS OF DESIGN

- (1) Height. Virtually all of the houses in the district have two (2) full stories plus an attic or a finished third floor within the roof, which are generally called "two-and-a-half" (2½) story houses. Additions to existing buildings shall be related to the existing structure. New buildings shall meet the following standards:
 - (i) the eight (8) adjoining houses on the same block face, excluding any houses built since 1930, shall be used to determine an average height. If eight (8) houses are not available on the same block face, then one (1) or more houses as close as possible to being directly across the street from the proposed structure may be used. The height of the two (2) adjoining houses shall be added into the total twice, with a divisor of ten (10) used to determine the average. The main roof of any new building must have a height of at least eighty percent (80%) of the resulting average. In no case shall a new building be taller than the tallest roof height included in the calculation. In determining the height of existing buildings and proposed buildings, the highest point of the main roof shall be used, even where towers or other minor elements may be higher.
 - (ii) the level of the eaves of the proposed new structure has as much or more significance for compatibility as the roof height. Therefore, an average eave or cornice height shall be determined by the same process as that described above. The proposed new structure shall have a height at the eaves or cornice of not less than ninety percent (90%) of the average determined from existing structures; and in no case shall the eaves or cornice of the proposed structure be lower than the lowest eave or cornice height used in the computation, nor higher than the highest eave or cornice.

TWO AND A HALF STORIES IN HEIGHT

- (2) Proportion of buildings' front facade. Proportion varies in the district, depending on the age, style, and location in a specific subdivision. Most houses are wider than tall, especially those on large or multiple lots east of the John C. Lodge freeway. With height being established by the standards above, proportion will be established by prohibiting any proposed building or addition from creating a front facade wider than the widest, or narrower than the narrowest, of those existing on the same block face.

WIDER THAN TALL

- (3) Proportion of openings within the facade. Windows openings are virtually always taller than wide; however, several windows are sometimes grouped into a combination that is wider than tall. Window openings are always subdivided. The most common window type is double-hung with sashes that are generally further subdivided by muntins or leaded glass. Facades have approximately fifteen percent (15%) to thirty-five percent (35%) of their area glazed. Sun porches with a very high proportion of window openings subdivided by mullions and muntins are common.

PERCENT OF OPENINGS IN FAÇADE IS APPROXIMATELY 12.3%, UNDER AVERAGE 15%

- (4) Rhythm of solids to voids in front facades. In buildings derived from classical precedents, voids are usually arranged in a symmetrical and evenly-spaced manner within the facades. In examples of other styles, particularly those of English medieval inspiration, voids are arranged with more freedom, but usually in a balanced composition.

FREEDOM OF SOLID TO VOIDS

- (5) Rhythm of spacing of buildings on streets. The spacing of the buildings is generally determined by the setback from side lot lines. There is a variance in the widths of subdivision lots from one block to another. The lots generally range from forty (40) feet to seventy-five (75) feet in width. The minimum spacing between houses is ten (10) feet and the maximum spacing between houses is approximately three hundred and twenty-five (325) feet, where several lots are combined. The typical spacing is ten (10) feet to fifteen (15) feet from side lot lines. In the case of very wide properties, two (2) conditions exist: the house is located in the center of the site with extensive side yard space, which only occurs with extremely large houses by district standards; or the house is located at the side of the wide site, which creates an extensive side yard on one (1) side of the house.

20' SETBACK ON THE FRONT, 30' TOWARD THE ALLEY

- (6) *Rhythm of entrance and/or porch projections.* In those examples derived from classical precedents, entrances and porches, if any, tend to be centered on the front facade. Other examples display more freedom with entrance and porch placement. Porches and permanently enclosed sun porches are often placed at the side and sometimes at the rear of the building.

PORCH CENTERED ON THE FAÇADE, RECESSED PORCH ON SOUTH ELEVATION

- (7) *Relationship of materials.* The majority of houses are faced with brick, while many are partially or totally stucco. There are some stone buildings, sometimes combined with stucco; clapboard is rare, and is extremely rare as the sole material. Roofing includes slate, tile and asphalt shingles. Wood shingle roofs were once common and have generally been replaced with asphalt. Wood shake does not exist and there is no known evidence that it was ever used in the district. Stone trim is common. Wood is almost universally used for window frames and other functional trim and is used in many examples for all trim.

CAST STONE, WOOD WINDOWS AND TRIM, EIFS SIDING

- (8) *Relationship of textures.* The most common relationship of textures in the district is that of a low-relief pattern of mortar joints in brick contrasted with the smooth surface of wood or stone trim. There are a few houses with rough or rusticated stone surfaces. The use of stucco or concrete, with or without half-timbering, as a contrast to brick surfaces, is not unusual. Tile, slate, or wood shingle roofs have particular textural values where they exist. Asphalt shingles generally have little textural interest, even in those types which purport to imitate some other variety.

SMOOTH STONE CONTRASTS WITH THE EIFS, FLAT WOOD

- (9) *Relationship of colors.* Natural brick colors (such as red, yellow, brown, buff) predominate in wall surfaces. Natural stone colors also exist. Where stucco or concrete exists, it usually remains in its natural state, or is painted in a shade of cream. Roofs are in natural colors (tile and slate colors, natural and stained wood colors), and asphalt shingles are predominantly within this same dark color range. Paint colors often relate to style. The buildings derived from classical precedents, particularly those of neo-georgian style, generally have woodwork painted white, cream, or in the range of those colors including "putty"; doors and shutters are frequently dark green or black. Colors known to have been in use on similar buildings of this style in the eighteenth or early twentieth centuries may be considered for appropriateness. Buildings of medieval inspiration (notably neo-tudor) generally have painted woodwork and window frames of a dark brown or cream color. Half timbering is almost always stained dark brown. The original colors of any building, as determined by professional analysis, are always acceptable for a house, and may provide guidance for similar houses.

COLORS ARE FOUND ON THE DETROIT COLOR GUIDE SYSTEM FOR MEDITERRANEAN STYLE

- (10) *Relationship of architectural details.* Architectural details generally relate to style. Neo-georgian buildings display classic details, mostly in wood, and sometimes in stone. Porches, shutters, window frames, cornices, and dormer windows are commonly, although not always, treated. Details on "mediterranean" style or vernacular buildings including arched windows, door openings, and porches, are often done in stone, brick, tile, and sometimes in stucco. Buildings of medieval inspiration tend to have details in the form of carved wood or carved stone ornaments on window frames, door frames, and eaves. In general, the various styles are rich in architectural details.

ARCHED WINDOWS, SIDE PORCHES, MISSION DETAILING, MASONRY AND FAUX STUCCO

- (11) *Relationship of roof shapes.* A variety of roof shapes exist in the district, depending on building style. Shallow hipped roofs with dormers, roofs with triangular gables, and steep hipped roofs predominate. A few gambrel roofs exist. Complex arrangements of the gabled and/or the hipped types, with subsidiary or transverse roofs, are not unusual. Dormers are common. Flat roofs are present only as subsidiary roofs on residential structures. Garage roofs generally reflect the style and pitch of the roof on the main house.

CROSS HIP ROOF WITH GABLE ON HIP DETAILS

- (12) *Walls of continuity.* The major wall of continuity is created by the buildings, with their uniform setbacks within the blocks. New buildings should contribute to this wall of continuity. Minor walls of continuity are created where rows of trees have survived in sufficient numbers or new trees are planted in rows, and where hedges along front lot lines exist in numbers.

20' SETBACK

- (13) *Relationship of significant landscape features and surface treatments.* The typical treatment of individual properties is a flat or graded front lawn area in grass turf, often subdivided by a straight or curving walk leading to the front entrance. Materials for such walks are concrete, brick, stone, or combinations of those materials. Some front yards have rectangular raised earthwork terraces upon which the house stands. These unpaved terraces have sloping embankments or retaining walls which are made of brick, stone, or both, at the change of grade. Foundation plantings, often of a deciduous character, characteristic of the period 1900-1930, are present virtually

without exception. Hedges between properties and along front property lines are not uncommon. It is characteristic for corner lots to have hedges or fencing at side lot lines along the sidewalk. There is a wide range in the type of fencing. Fencing within the public view was generally designed to compliment the style, design material, and date of the residence. 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. Plantings of new trees should be directed to "tree lawns" and medians. If American elm is planted, it should be disease resistant. Straight side driveways leading from the street to rear garages are the norm, although access to garages is also off the alley, especially in areas of the district that were developed earlier. On corner lots, garages and driveways often face the side streets. These driveways are paved in asphalt, concrete, or brick. Side lots are not uncommon for the larger properties in the district, and a number of these form a part of the original site plan for the residence. Such side lots are usually landscaped and are often fenced at or near the setback line. The width of tree lawns varies from block to block. Street pavements are now asphalt. Cut stone curbs still exist in areas of the district where they have not yet been replaced with concrete, primarily east of the John C. Lodge freeway. Public sidewalks are concrete. Some tree lawns/berms have been covered with concrete in parts of the district, which may represent encroachment on city property. The resulting wide sidewalks are not appropriate in the district. The ample one hundred and twenty-five (125) foot street right-of-ways of west boston boulevard and Chicago boulevard are ample, and each have two (2) narrow pavements divided by the large graded grassy median strips which are planted with evergreens and deciduous trees. The other east-west streets, Longfellow street and Edison Boulevard, are sixty-six (66) feet wide. The Detroit Lighting Commission's ornamental poles ("o.p.") with cast iron bases (pattern #10 and cast iron panel pattern #16a) and wooden shafts are placed at regular intervals primarily on the medians on boston boulevard and Chicago boulevard, and on the tree lawns on other east-west streets. Lighting on the north-south side streets consists of steel poles, some of which are fluted, with either ornate pendants or simple cranes. There are historic upright poles along the periphery of Voight park. Concrete and brick entrance piers exist at woodward avenue and Longfellow Street. Alleys run east-west down the center of the blocks, with the exception of the north-south alleys behind the Woodward Avenue frontage.

STRAIGHT WALK TO DOOR; PAVERS ON DRIVEWAY, WALKWAY, TERRACE AREA; FENCING AT FRONT LOT LINE

- (14) *Relationship of open space to structures.* Open space in the district occurs in the form of vacant land, a city park, side lots, and grassy median strips in the boulevards. There are no houses facing Woodward Avenue. Ample open space is provided at Woodward Avenue and Boston Boulevard, creating a park-like entrance into the district. The John C. Lodge freeway is depressed and forms a visual and physical gap in the district. All houses have rear yards as well as front yards. Where an original or early arrangement of house and grounds included, and still includes, landscaped lots which form part of the landscaping plan for the residence, such landscaped lots are significant landscape features.

OPEN SPACE TO THE SOUTH AND WEST OF PROPERTY

- (15) *Scale of facades and facade elements.* There is a variety in scale from block to block and style to style, the largest and most substantial houses being primarily those on the first two (2) blocks west of Woodward Avenue and on Boston Boulevard east of the John C. Lodge freeway. West of the John C. Lodge freeway and on Longfellow Street and Edison Boulevard, the houses are generally smaller in scale and are situated on smaller lots. The size and complexity of facade elements and details either accentuate or subdue the scale of the facades. Facade elements have been determined by what is appropriate for the style. Window sash are usually subdivided by muntins, which affect the apparent scale of the windows within the facades.

MEDIUM TO HIGH SCALE OF FAÇADE, MEDIUM SCALE OF ELEMENTS

- (16) *Directional expression of front elevations.* Although many of the larger buildings are wider than tall, the expression is generally neutral.

EXPRESSION OF FRONT ELEVATION IS NEUTRAL

- (17) *Rhythm of building setbacks.* Because of the existence of various subdivisions and related subdivision and deed restrictions, setbacks vary from area to area within the district, although they are generally consistent within each block or area. The varying designs of the houses, occasionally with slight setbacks in the facades, cause the houses to relate to the front setback line in different ways. This creates a slight variation in the setback line. Nevertheless, within each block or area, a wall of continuity is created.

20' SETBACK

- (18) *Relationship of lot coverage.* Lot coverage ranges from approximately forty percent (40%) to ten percent (10%) or less in the case of homes with large yards. Most homes are in the twenty-five percent (25%) to thirty-five percent (35%) range of lot coverage.

APPROXIMATE LOT 13,900 SQ FT / HOUSE 2171.5 SQ FT=6.4%

(19) *Degree of complexity within the facade.* The degree of complexity has been determined by what is typical and appropriate for a given style. The buildings derived from classical precedents usually have simple, rectangular facades with varying amounts of ornamentation. Other styles, such as those of medieval inspiration, frequently have facades complicated by gables, bays, slight setbacks, and an occasional tower. In general, the smaller houses in the district are less complex.

LOW OF MEDIUM COMPLEXITY

(20) *Orientation, vistas, overviews.* Most of the houses in the district have front entrances which are oriented toward the streets running east-west. The houses on Lasalle Boulevard, from Chicago Boulevard to Edison Boulevard, are orientated toward Lasalle. Garages are frequently oriented either toward an alley and/or the front drive or toward a side street in the case of corner lots. Almost all garages are detached and are at the rear of the lot.

ORIENTATION TOWARD HAMILTON

(21) *Symmetrical or asymmetric appearance.* Neo-Georgian and other buildings derived from classical precedents are generally symmetrical. Buildings in other styles, including the neo-Tudor, are generally asymmetric, but balanced, compositions.

ASYMMETRICAL

(22) *General environmental character.* The Boston-Edison district, with its long straight streets, two (2) boulevards, large-to-moderate sized stately single-family homes, Voight park and Woodward avenue's open space, has an urban, substantial, low density residential character.

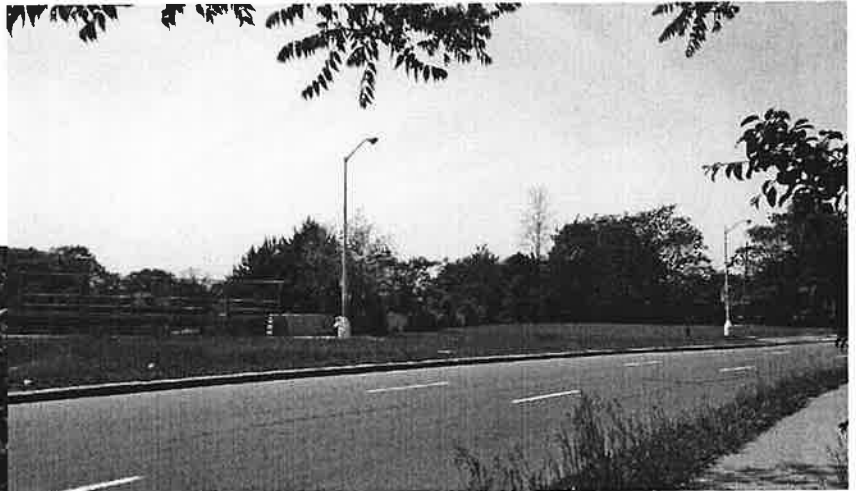
RECOMMENDATION

I took a survey of the side street facing homes in Boston Edison and found there to be seven, one at Edison and Byron, one at Edison and 14th, and the remaining 5 on Lasalle between Chicago and the district boundary. Side street facing homes are not common but found in the district, as related in element #20. The style of the house falls into Mediterranean but looks modern and does not duplicate historic homes. The percentage of voids in the front façade, element #3, is below the limit by 2.7%, but even the addition of another casement window in the upper story, north side would bring the total to 13.5%, still below 15%. Any other location for a window would significantly alter the floor plan. I recommend the Commission issue a Certificate of Appropriateness for the construction of the single family home and garage as presented. The work meets "The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings" standard number 9, "New additions, exterior alternations, or related new construction shall not destroy historic material that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, scale, and architectural features to protect the historic integrity of the property and its environment."

The material and style of the fence around the front face of the house is appropriate and meets the *Detroit Hedge and Fence Guideline*, but the height and location do not. Fences should start at the front face of the house and surround the rear yard. Hedge fences with gates are common, especially on Boston, with hedges between homes common throughout the district. A fence height of 8' is allowable only at an alley, and 6' at the sides of house. There are no height measurements or drawings for the cheek wall to hold the walkway gate. I recommend the Commission issue a Certificate of Appropriateness for the landscaping including the plantings, paver walkway and drive/terrace area, and fence with the following conditions: 1) the fence is located at the front face of the house; 2 the fence is no higher than 6' tall. The work would then meet "The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings" standard number 9, "New additions, exterior alternations, or related new construction shall not destroy historic material that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, scale, and architectural features to protect the historic integrity of the property and its environment."



1200 Longfellow



1200 Longfellow



1200 Longfellow



1200 Longfellow

Examples of homes on Edison



Examples of homes on Longfellow



Examples of side street facing homes



Edison and Byron



Edison and 14th



3 examples on Lasalle



1200 Longfellow- example homes, 1- 1100 Chicago



1200 Longfellow



CHICAGO

BLVD.

125

100

1200 Longfellow

HAMILTON AV.

37

JOHN C. LODGE DR.
JOHN C. LODGE FREEWAY

DEPRESSURED

BYRON AV.

35

LONGFELLOW AV.

EDISON AV.

ATKINSON AV.



