

May 18, 2020

Historic District Commission
City of Detroit – Planning and Development Department
2 Woodward Avenue, Suite 808
Detroit, MI 48226

RE: Henry Glover House Carriage House and Landscaping Project Review Request

Ms. Ross and HDC team members:

My Project Review Request (PRR) to restore the Henry Glover House in Brush Park was previously approved by the Historic District Commission in May 2018 (Application Number 18-5549).

This document and the accompanying attachments seek HDC's support and approval for my proposed revisions to what was previously approved as well as document my proposed landscaping plans (not previously submitted).

Accompanying attachments to this document are as follows:

1. **229 Edmund Place HDC PRR 20200518 v1** – project review request application;
2. **229 Edmund Place Comparison** – compares 2018 HDC approved site plans and elevations with proposed site plans and elevations;
3. **229 Edmund Place Photographs and Landscape Plan** – photographs of all sides of the site, site landscape design and 3D visuals;

My May 2018 approved PRR covered restoration and new construction in 3 areas, specifically the original mansion (restoration), replacing a collapsed rear addition (new construction), and a carriage house (new construction).

The proposed revisions by area are summarized in the tables below.

Original Mansion

May 2018 HDC Approved	Proposed Revision	Comment
Slate roof in diamond pattern in grey / green color.	Slate roof in standard rectangular and clipped corner patterns.	We discovered original slate pieces that were covered up, likely during the rear addition expansion. Colors included grey/green, royal purple and red, but in insufficient quantities to discern installation pattern.

	Slate roof color in grey/green as well as royal purple and red highlights	With no known historical photographs in existence, slate roof installation pattern will resemble typical 2 nd empire architecture.
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Rear Addition

May 2018 HDC Approved	Proposed Revision	Comment
3' west side yard setback	5' west side yard setback	Unnoticed drafting error; propose to maintain rear addition dimensions and shift east 2'

Carriage House

May 2018 HDC Approved	Proposed Revision	Comment
Overall Dimension: 23' 4" x 55' 6" with 6' x 13' 8" bump out for stairwell to 2 nd floor	Overall Dimension: 23' 6" x 75' 5"	Additional ~20' of length of carriage house due to (1) increased to 6 car from 5 car garage and (2) moved stairwell to interior versus exterior bump out
Garage ceiling height elevation: 10'	Garage ceiling height elevation: 11'	Increased garage ceiling height to accommodate potential future owner desire to install car lift
2 nd floor utilization: Storage area	2 nd Floor utilization: 6 th Condominium located on 2 nd floor of carriage house	Additional condominium unit required to sustain restoration quality of materials and work effort
Rooftop utilization: None proposed	Rooftop utilization: Private rooftop deck for carriage house 6 th condominium unit	Maintain market competitiveness with nearby developments
Exterior: Brick veneer	Exterior: No changes	Will utilize brick reclaimed from rear addition demolition (or of similar nature to meet required quantities)
Roof style and material: Mansard roof on north and south elevations with grey / green slate.	Roof style and material: No changes	No changes

Original mansion, rear addition and carriage house colors will be consistent with the City of Detroit Historic District Color Guide, Color System B.

All windows are Marvin Signature Ultimate series with black clad aluminum exterior and wood interior. Basement windows will be awning style while all other windows will be double-hung style.

Landscaping information is provided in the sections below.

In addition to the information below, I believe this to be an accurate reflection of the proposed revisions.

Please let me know if you have any questions or require additional documentation.

Sincerely,

Doug Quada

New Beginnings Land Development, LLC

808 Chesterfield Avenue

Birmingham, MI 48009

Additional Required Documentation (from J. Ross email dated May 15, 2020)

1. Provide side by side (in elevation and plan) dimensioned drawings showing all elements which were approved by the Commission in 2018 and proposed for revision in 2020 – Completed in ***“229 Edmund Place Comparison.pdf”***;
2. Sample photos for pavers (at both the parking area and firepit area), fencing style/type, and material for the seat-wall – Completed in ***Section 2*** below;
3. Provide dimensions for the new site/landscaping plan – Completed in ***Section 3*** below;
4. Provide manufacturer's info (to include dimensions and materiality) for the fire table – Completed in ***Section 4*** below;
5. Provide species name for all new landscaping – completed in ***Section 5*** below;
6. Provide dimensions for the new seat-walls – completed below in ***Section 6*** below.

Project Review Checklist (From Application Form)

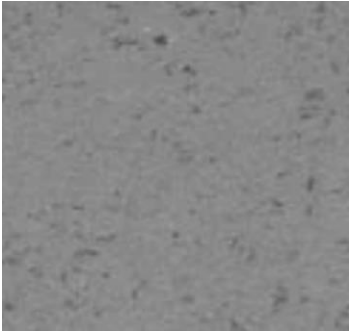
7. Completed Building Permit Applications – Completed in ***“229 Edmund Place HDC PRR 20200518.pdf”***;
8. ePLANS Permit Number – N/A (new permit for carriage house);
9. Photographs of ALL sides of existing building or site – Completed in ***“229 Edmund Place Photographs and Landscape Plan”***;
10. Detailed photographs of location of proposed work - Completed in ***“229 Edmund Place Photographs and Landscape Plan”***;
11. Description of existing conditions – Completed in ***Section 11*** below;
12. Description of project – Completed in ***Section 12*** below;
13. Detailed Scope of Work – Completed in ***Section 13*** below;
14. Brochure / cut sheets for proposed replacement materials and/or products – N/A

Section 2 – Sample Pavers for Parking and Fire Table areas

The 4 (maximum) off-street parking spaces, including the driveway, will be built out of Azek brand permeable pavers to allow proper drainage into the property versus into the sewer system.

The pavers are 4" x 8" and 2.38" thick. The main body will be in the color waterwheel (gray) with redwood accent pieces.

Waterwheel



Redwood



The firepit area will be mostly constructed from green and bluish slate salvaged from the property. A border of new, green square pieces will be infilled with random sizes and shapes of salvaged material (see below).

New Green Slate

~2' square and 2.5-3" thick



Salvaged Slate Stone Pieces



Section 3 - Dimensions for the new site / landscaping plan

The combined lots measure 96.5' x 150', with the original lot purchased with the Henry Glover house from the DLBA measuring 60' x 150' and the adjacent lot acquired from the DBA measuring 36.5' x 150'.

The entire lot not covered by building structures will be landscaped. The FAR calculation is 35%.

Please see the file "***229 Edmund Place Photographs and Landscape Plan***" for the detailed landscape plan.

Section 4 – Fire Table Manufacturer Information

The gas fire table will be similar in style, size and shape as the natural gas Prism Hardscapes Tavola II.

SPECIFICATIONS

Fuel Type: Natural Gas

Type: Fire Pit

Hides Propane Tank: No tank

Ignition: Match Lit with Key Valve

Shape: Square

Overall Width: 36"

Overall Depth: 36"

Overall Height: 16"

Material: Glass-Fiber Reinforced Concrete

Burning Area Width/Diameter: 20"

Maximum Heat Output: 65,000 BTUs

Color: Natural

Burning Display: Lava Rock

Item Weight: 300 lbs.



Section 5 – Provide species name for all new landscaping

Evergreen trees screening along east property line – Emerald green arborvitae

Flowering ornamental trees – Eastern redbud

Evergreen trees between parking area and fire pit – Weeping Alaskan Cedar

Multi-stem flowering ornamental trees - Kousa dogwood tree

Shade Trees – Autumn blaze red maple and white oak

Planting beds to include a variety of perennials including azaleas, rhododendrons, salvia, black-eyed Susans, phlox and cone flowers

Section 6 – Dimensions for new seat-wall

The seat-wall near the fire table area will be an “L” shape, with the longer dimension being ~16’ and the shorter dimension being ~8’. The seat-wall will be ~22” high and ~30” deep.

The seat-wall will be faced with limestone foundation stone salvaged from the Henry Glover house (below) and capped with fabricated smooth limestone.



Section 7 - Completed Building Permit Application

Please see *“229 Edmund Place HDC PRR 20200518.pdf”*;

Section 8 - ePLANS Permit Number

Not applicable. The Henry Glover House Project is being completed over 3 phases and 3 different building permits – 1 each for the original house and mid-center stairwell, rear addition and carriage house.

Section 9 - Photographs of ALL sides of existing building or site

Completed in *“229 Edmund Place Photographs and Landscape Plan”*;

Section 10 - Detailed photographs of location of proposed work

Completed in *“229 Edmund Place Photographs and Landscape Plan”*;

Section 11 - Description of existing conditions

Per the photos in Section 10, the proposed building site is currently being used to store salvaged materials and stage building materials, including approximately 28 pallets of salvaged brick, 10 pallets of salvaged limestone / slate paver stone and 8 pallets of original 2x building material.

Section 12 - Description of Project

Erect New 6 Car Garage

1. Erect new 2 story, 23' 6" x 75' 5" 6 car with interior stair to second floor
2. Exterior walls to be clad with reclaimed / salvaged brick to match main house in dimension, color and texture
3. Windows shall be 1/1, double-hung wood aluminum clad units
4. Mansard roof on north and south elevations to have gray/green rectangular slate with copper flashing
5. Private roof top patio on eastern side of building overlooking off-street parking and landscaped yard

Landscape Property

1. After original house utility and basement wall waterproofing, perform final grade on property
2. Install Azek permeable paver driveway and 4 (maximum) parking spaces (work to only be performed if majority of initial condominium buyers require it)
3. Build-out fire table and seat-wall area
4. Plant deciduous and non-deciduous trees
5. Plant perennial plantings
6. Complete sidewalk installations
7. Construct brick columns separating black metal fencing
8. Install fencing and rear gates

Fencing brick columns to be slightly narrower (16" square) but taller (5') than 46 Edmund Place with similar metal fencing, 4' at sidewalk and 6' at east and west property lines.



Section 13 – Detailed Scope of Work

Carriage House

1. Pour carriage house footers;
2. Rough framing of 1st and 2nd floors;
3. Pour garage concrete slabs;
4. Install roof;
5. Install all new Marvin Ultimate Series double hung windows and door walls;
6. Install exterior brick with limestone window and door details;
7. Install all new electrical, mechanical and plumbing throughout entire structure;
8. Drywall entire interior structure;
9. Install all new kitchens, bathrooms and interior doors;
10. Install wood flooring and window / door trim;
11. Paint and stain interior

Landscaping

1. Trench and pour seat-wall foundation;
2. Dig and pour brick fence monument piers;
3. Trench fire table natural gas;
4. Excavate for roof rainwater retention tanks;
5. Install rainwater retention system;
6. Trench lawn sprinkler system;
7. Build sidewalk forms and pour concrete (aggregate to be utilized to darken color and lessen contract of new concrete);
8. Dig and plant deciduous and non-deciduous trees;
9. If required, install permeable paver driveway and 4 (maximum) parking spaces;
10. Build seat-wall;
11. Construct brick fence piers;
12. Install black fencing;
13. Install slate stone pavers in outdoor common space near fire-table;
14. Perform final grade;
15. Plant perennial gardens;
16. Lay sod;
17. Finalize lawn sprinkler and rainwater retention system installation;
18. Install fire-table and connect to natural gas line;

Section 15 - Brochure / cut sheets for proposed replacement materials and/or products

Available upon request.