



Detroit Historic Commission Presentation

Submission request to replace sandstone
curbs damaged by infrastructure work with
replicas

Drafted April 8 2021

DTE Proposes the Following Change to Resolution 13-03, adopted 07/18/13 with Edits accepted 8/10/2021

Current Resolution language

7. Where disturbance to elements within districts (including sidewalks, streets, shrubs, trees, lawns, curbing, etc) results from the proposed work, then restore the affected area to its pre-construction condition. Historic built/architectural elements disrupted by the work shall be retained, securely stored and properly reinstalled; reproductions shall not be permitted.

Proposed Resolution language

7. Where disturbance to elements within districts (including sidewalks, streets, shrubs, trees, lawns, curbing, etc) results from the proposed work, then restore the affected area to its pre-construction condition. If feasible, historic built/architectural elements disrupted by the work shall be retained, securely stored and properly reinstalled. If replacement is necessary, use historic materials or, if historic or original materials are not technically or economically feasible, a substitute material may be used if it duplicates the color, texture, and visual appearance of the original.

Sandstone Curb Replacement Cost is significantly more than regular curb and replica, placing excessive burden on DTE Gas rate payers.

Pay Item	Unit	Cost Per Unit	% Increase from Std Curb
Sandstone Curb	1 Linear Foot	\$1050.00	95.7%
Curb Stamp & Color	1 Linear Foot	\$155.00	71.2%
Regular Curb & Gutter	1 Linear Foot	\$44.72	0%

Process for Sandstone Curb Placement

- Dig out for base prior to stone
- Prep stone for size and area
- Place stone and cement into place
- Finish road work with asphalt up to curb



Replica/Test Curb Process 1001 Seminole

- **Step 1** (complete April 8 pictured below) Formed to match height of surrounding curb, poured with reacting agent to give color match chosen from a pallet to closely match surrounding curbs
- **Next steps:** Power wash release agent off & then matte finish sealer applied, finally street asphalt cap is placed up to curb front



Before Picture:



Variations around the block of 1001 Seminole



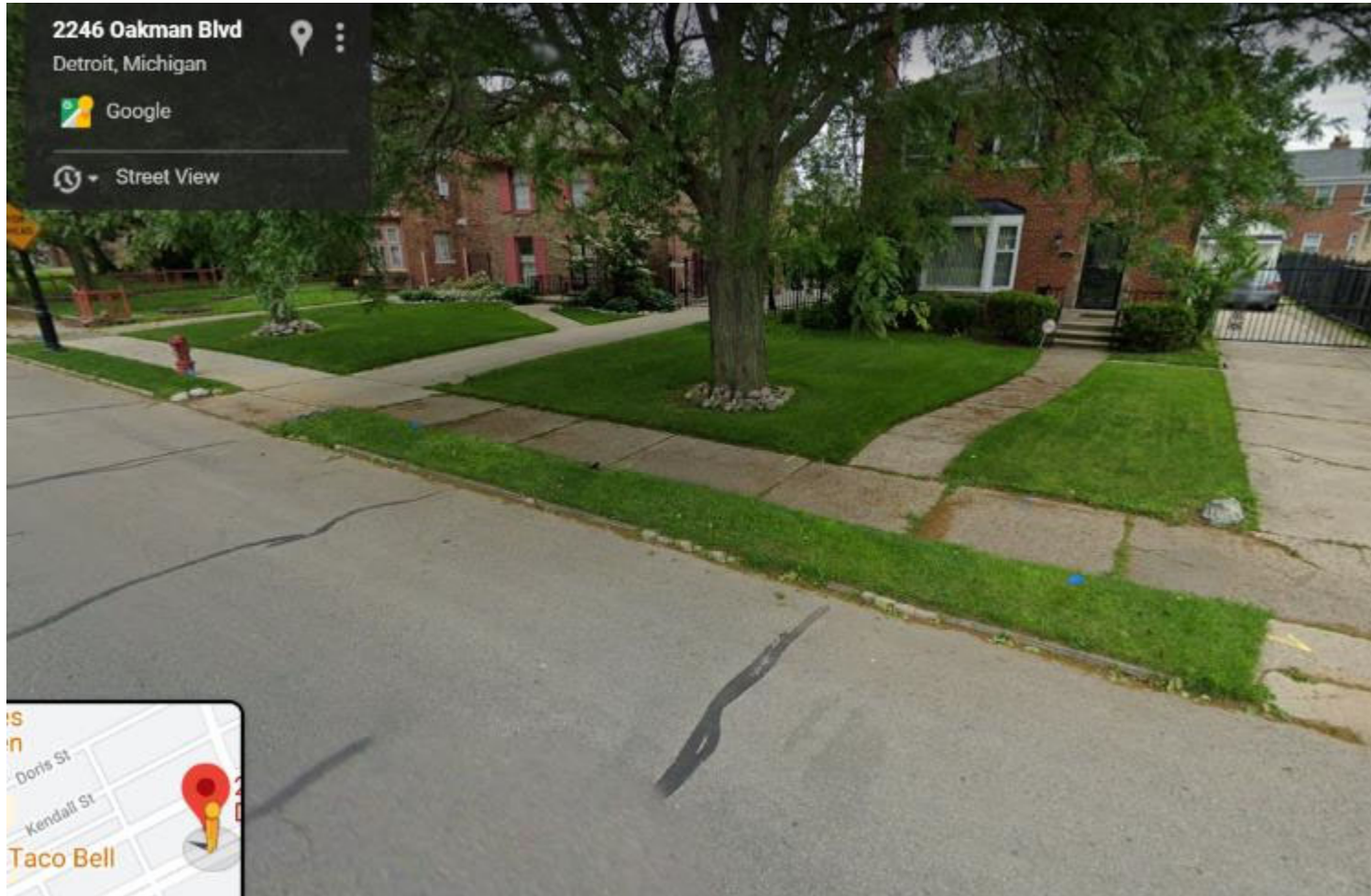
Sandstone curbs are common to Detroit Historic Districts and in various states wear



Sandstone Curbs are common to Detroit Historic Districts and in various states of wear



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Sandstone Curbs are common to Detroit Historic Districts and in various states of wear



Findings - other Historic Agency Guidelines

STREETSCAPE AND LANDSCAPE GUIDELINES

City of Dubuque, Iowa 2002

Cathedral

SETTING AND SITE

SETTING –*The building setting is the area or environment in which an historic property is found.* It may be an urban or suburban neighborhood or a natural landscape in which a building has been constructed. The elements of setting, such as the relationship of buildings to one another, property setbacks, fence patterns, views, driveways and walkways, together with street trees and other landscaping features create the specific character of a neighborhood or district.



6.62 Seventh Street left from 5th and Locust, possibly in the late 1880's. The upper slopes are planted to plantings.

COURTESY OF JAMES L. SEAFFER, 1983

Historic photograph at Fifth Street and Locust in the Cathedral District. The character of this area is defined by the natural geography of the bluffs, in combination with urban features such as uniform setbacks, higher density of development, concrete sidewalks, and mature street trees in the right-of way.

RECOMMENDED

C-1

- Identify, retain and preserve landscape features that are important in defining the historic character of the setting, such as roads and streets, furnishings and fixtures, natural or topographic features, and key views or vistas.
- Retain historic relationship between buildings, between buildings and streets, and between buildings and landscape features.
- Evaluate condition and integrity of existing landscape and streetscape features. Devise plans for repair, maintenance, and long-term protection of these features.

ACCEPTABLE

- Removal and replacement of existing historic features with substitute materials that simulate the original in appearance, when replacement in-kind is not economically feasible.*
- Removal and replacement of existing historic features with new or common materials, when it is not economically viable to save and repair originals or to use substitute materials that simulate the original in appearance.*

NOT RECOMMENDED

- Removal, relocation, or radical alteration of any streetscape or landscape element that contributes to the historic character of the district.
- Failing to maintain the historic relationship of buildings and setting features through inappropriate new construction of streets, parking lots, or building infill.
- Permitting damage or deterioration of existing features through inadequate protection or maintenance.
- Removal and replacement of existing historic features with new materials, when it is economically feasible to save and repair originals.
- *Review with PSD and HPC

Findings - other Historic Agency Guidelines

Design Guidelines → Please Note: *“In a local preservation district, physical alterations or changes to the exterior of a building or property require review and approval by the Landmarks Commission in the form of a Certificate of Appropriateness, based on compliance with these Clifton-specific design guidelines, and pursuant to Louisville Metro Ordinance 32.250. Consultation with the Landmarks staff is encouraged to achieve a creative solution that complies with the intent of the guidelines. Rarely is a project pursued in this manner denied.”*

SS1 Original street and alley limestone and granite curbing should be maintained whenever possible. If replacement is necessary, use historic materials or, if historic or original materials are not technically or economically feasible, a substitute material may be used if it duplicates the color, texture, and visual appearance of the original.



Pope St limestone wall



Embry Ave. brick pavers and limestone curb