

AGENDA

STAFF REPORT 6-26-2019 MEETING
APPLICATION NUMBER 19-6254
ADDRESS: 1723 LONGFELLOW
HISTORIC DISTRICT: BOSTON - EDISON
APPLICANT: JENNIFER JARENA
DATE OF STAFF VISIT: 06-21-2019

PREPARED BY: B. CAGNEY

PROPOSAL

The building at 1723 Longfellow Street is a brick, 2.5-story, Prairie style, single-family home. The home has an a-symmetrical façade with a covered porch leading to the entrance on the east side and two stories of bay windows on the west side of the front façade. The hip-roof has a large dormer, clad in wood shake at the center of front facade. All windows feature cast sills and divided light patterns.

There are two doors from the house with access to the back yard, one from the kitchen, and one from the sun room. The wooden steps extending from both of these entrances are in disrepair, the applicant reports that they are “steep and uneven, with nails sticking out.” The concrete patio area that currently exists is also in disrepair, with cracks and is uneven. The applicant also reports that the lawn / sod is uneven and that the yard needs to be leveled. In the rear corner of the yard, an existing concrete slab remains in poor condition at the location of the original garage. There is no information from the applicant when the garage was demolished. HDC records have no COA on file, though it appears that the removal occurred many years ago.

With the current proposal, the applicant is seeking the Commission’s approval to complete the following work **as per the attached proposal**:

- Landscaping:
 - Remove existing sod and excess soil in rear yard
 - Level yard
 - Remove two trees in corner of yard near power lines
 - Remove existing slab from garage
 - Replace sod in backyard to establish new lawn per design
- Rear Fence:
 - Remove existing chain-link fence
 - Replace with white, vinyl privacy fence
- Rear Patio:
 - Remove existing wooden steps from doorways
 - Replace with raised brick porch
 - Remove existing concrete patio
 - Replace with new paver patio, as shown on concept plan (22’x25’)
 - Fendt “Holland” Brick Pavers- 4”x8” (color –TBD)
 - Fendt “O.W. Cobblestone” Tumbled Wall Block (color –TBD)
 - Fendt “O.W. Bullnose” Tumbled Wall Coping (color –TBD)

- To be installed to spec, on 21AA Crushed Limestone & NS Sharp Bedding Sand and polymeric Jointing Sand
- Replace steps with Fendt Wall Block and Coping per design
- Install grill enclosure with Fendt Wall Block and Coping per design
- Create Patio with Fire Pit using Fendt Wall Block, Fire Pit Block and Coping per design
 - Including 14' dia. seating wall

ELEMENTS OF DESIGN

- (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.
- (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.

- (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.
- (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.

STAFF OBSERVATIONS:

Staff does not feel that the new patio and porch addition to the rear of the home would detrimentally effect any of the character defining features of the home. However, staff was unclear as to the color selections for many of the pavers. Also, staff questions how high the raised porch will be from grade and whether building code requires a railing along the raised porch, and the type of railing installed on the raised porch (code requires railings on more than 2 steps, any raised surface greater than 30"). Additionally, staff questions why the "white vinyl" fence has been proposed when there was a new wooden privacy fence on the rear of the property. Staff feels that maintaining the wooden material for fencing across the entire perimeter of the yard would be more appropriate. However, the work proposed for the rear of the home is appropriate as stated in Secretary of the Interior Standard 9.

RECOMMENDATION:

It is staff's recommendation that the Commission issue a Certificate of Appropriateness for the proposed work based on the Secretary of the Interior's Standards for Rehabilitation Number 9) *New addition, 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.*

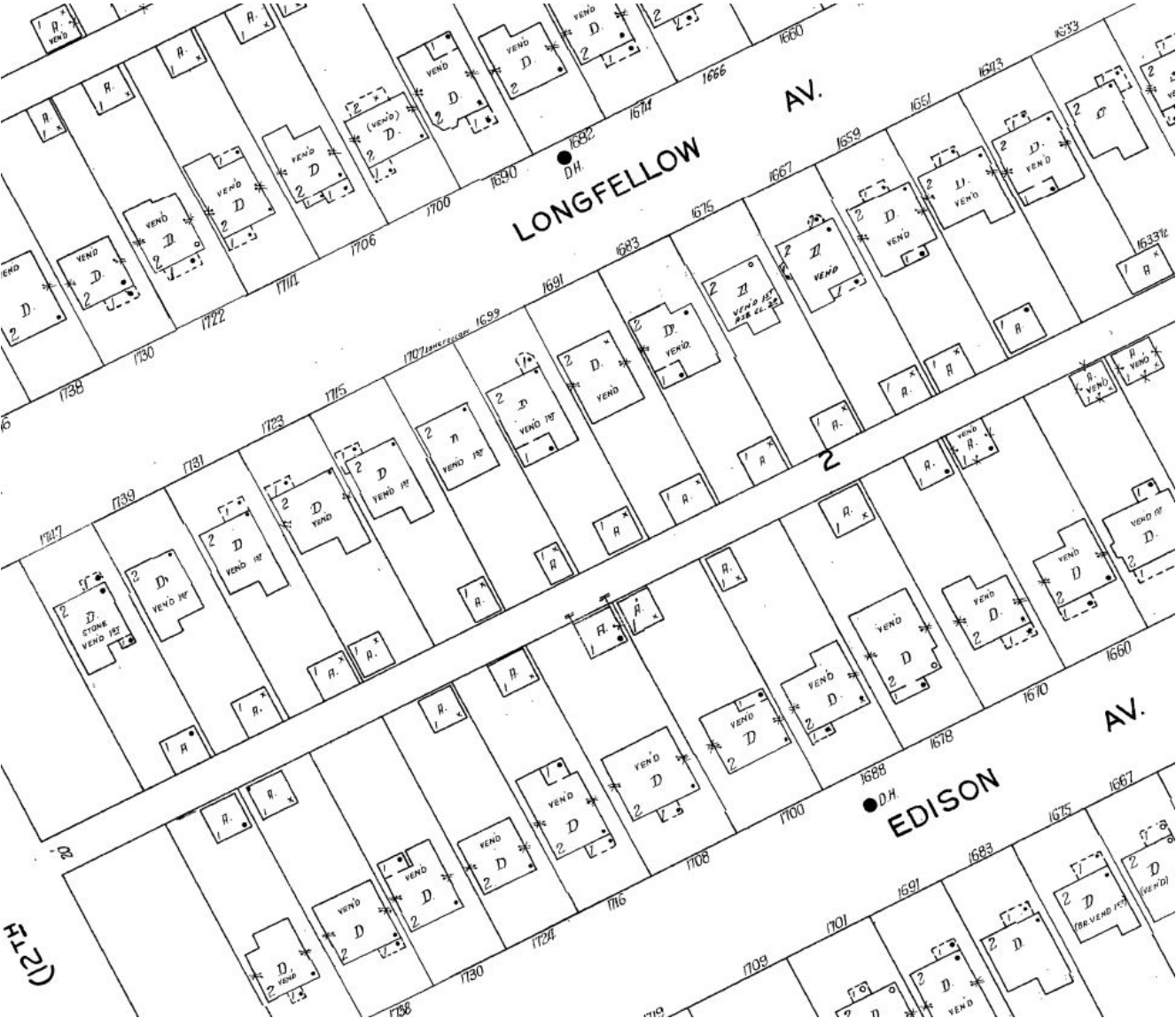
.... with the condition that staff be able to review final construction drawings / design selections for the work.

REPORT



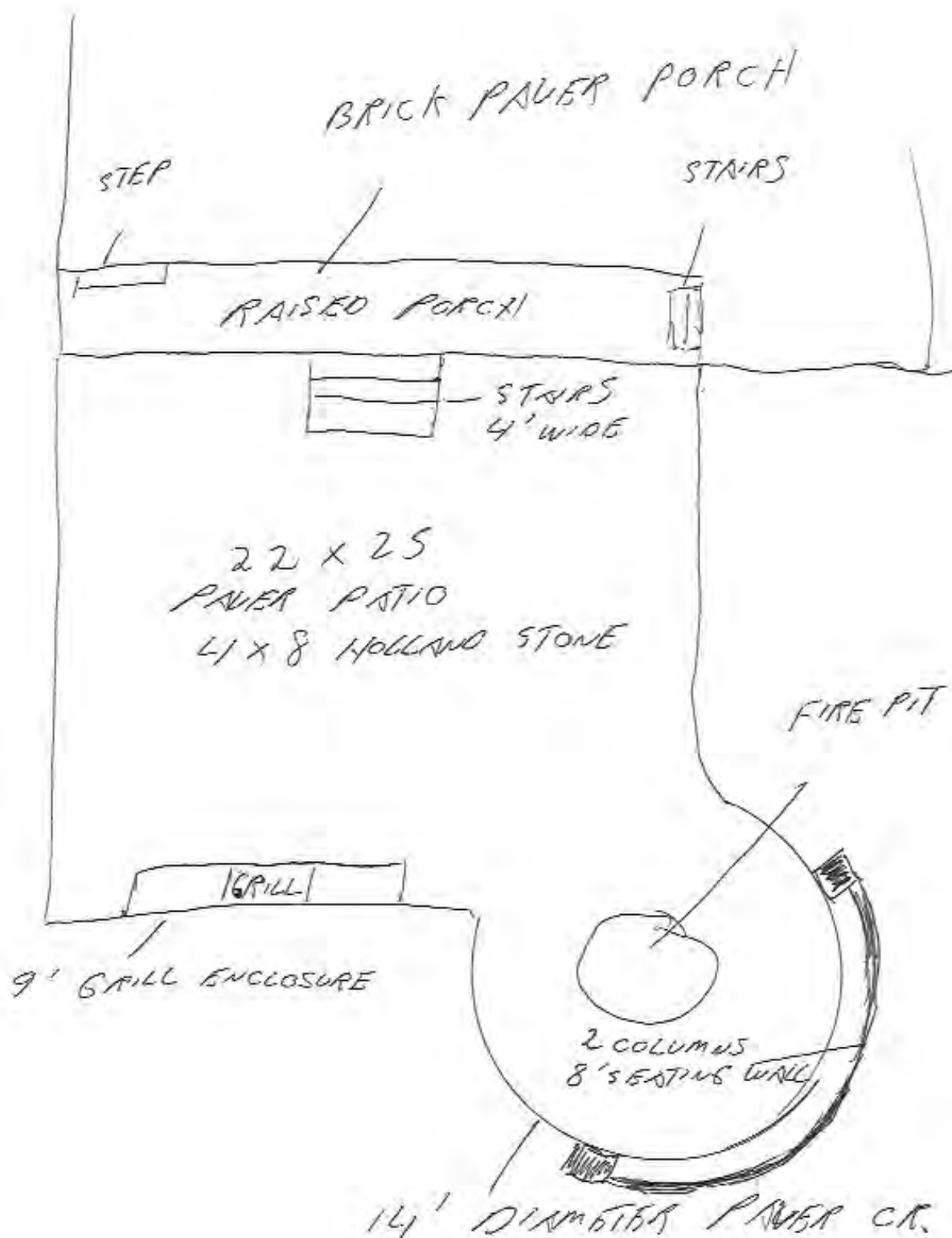
1974 Historic Designation Photo- Front Elevation

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Sanborn Map

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HOLLAND 4x8 - POLAR ASH
 ACCENT HOLLAND 4x8 - SLATE
 HOLLAND STONEWALL - SLATE
 CAPE 2x4 CAP - LIMESTONE BLEND



STANDARD COLORS



RUSTIC BLEND



ANTIQUE BLEND



FOREST BLEND



SANDSTONE BLEND



WALNUT BLEND



LIMESTONE BLEND



MAPLEWOOD BLEND



MOSSY OAK BLEND



LAKESHORE BLEND

ELITE COLORS



COFFEE



JET BLACK



SUMMER NIGHT



SPECTRUM COLORS



BURGUNDY



SECONA



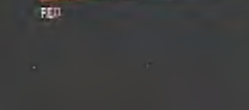
SLATE



FEATHER



RED



RED

REPORT



1723 Longfellow Rear Yard, applicant photo

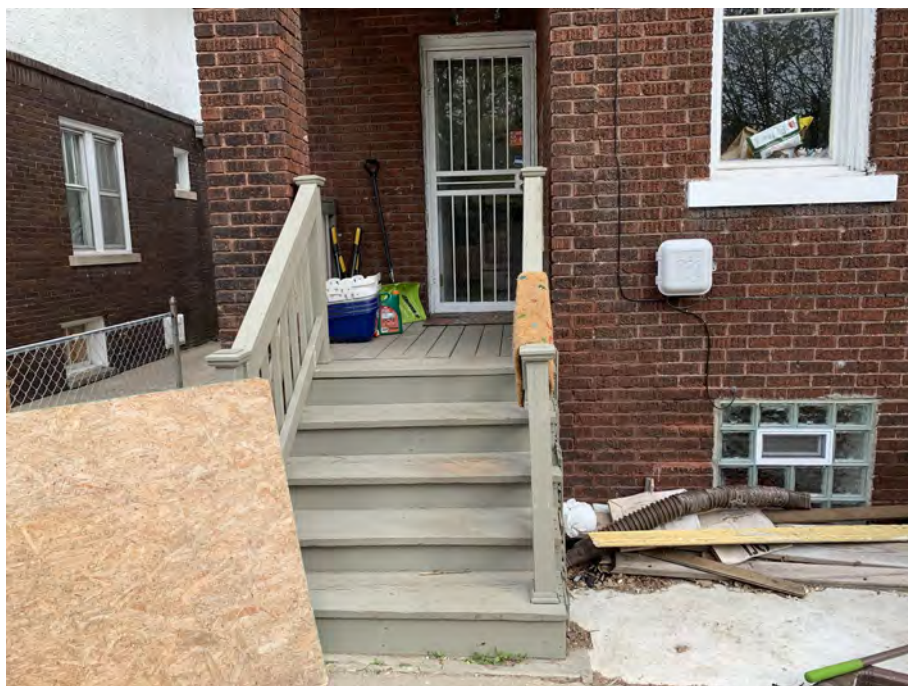


1723 Longfellow existing patio, applicant photo

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1723 Longfellow - Existing Steps (1), applicant photo



1723 Longfellow - Existing Steps (2), applicant photo

REPORT



1723 Longfellow - Existing fence and concrete



1723 Longfellow Existing fence and concrete

REPORT



1723 Longfellow - Tree proposed for removal



1723 Longfellow - Tree proposed for removal

REPORT

From: Jennifer Jarema <jennifer.jarema@wayne.edu>

Sent: Monday, May 13, 2019 1:53 PM

To: HDC hdc

Subject: Historic Project Review Request

Hello my name is Jennifer Jarema. I own a home in Boston Edison and want to have a landscape project done next month. Attached are the required documents and below is the checklist required. Thank you very much.

Jennifer Jarema

989-430-9174

Photographs:

See attached file

Detailed Photographs:

See attached file

Description of existing conditions:

There is two exits from the house that allows access to the backyard space, one off of the kitchen, and one off of the sunroom. Each of these exits are wooden steps. The current steps are steep and uneven, with nails sticking out. Below these steps is a broken cement patio area, which leads out into the yard area. The current lawn is filled with weeds, and is very uneven throughout the entire space. To the back of the yard, there is another broken cement area. Currently there is a wooden fence in the back of the yard with a gate to the alley way, as well as a chain fence on both sides of the yard. There are two trees along the back corner of the yard, that may interfere with power lines.

Description of project:

The existing sod and excess soil must be removed due to weeds and unevenness. The yard must be leveled. The concrete must be removed since it is broken, and will be replaced with a new patio design. A new white vinyl fence will be replacing the broken/rusted chain fence.

Detailed scope of work:

See attached project proposal.

Brochure/cut sheets:

See attached files



Proposal Date: 05/1/19
Proposal #: 19022
Customer #:
Sales Rep: MM

Backyard Landscape Project.

Itemized Description	Total
<u>BACKYARD LANDSCAPE</u>	
Remove existing sod, excess soil and concrete in backyard; haul and dispose debris.	\$2,500.00
Remove two existing trees in back yard, haul and dispose brush debris.	\$1,800.00
Provide, deliver and install sod in backyard to establish new lawn per design.	\$1,800.00
Provide, deliver and install 6' Premium Vinyl Privacy Fence along perimeter of backyard to meet existing wood fence.	\$10,750.00
	\$16,850.00
<u>PATIO</u>	
Provide, deliver and install per design: 21AA Crushed Limestone	
2NS Sharp Bedding Sand	
Fendt 'Holland' Brick Pavers in choice of color	
Fendt 'O.W. Glenstone' Tumbled Wall Block in choice of color	
Fendt 'O.W. Bullnose' Tumbled Wall Coping in choice of color	
Polymeric Jointing Sand.	
	\$11,000.00
<u>PAVING and STEPS</u>	
Provide, deliver and install matching Fendt Wall Block and Coping per design.	\$4200.00
<u>SKILL ENCLOSURE</u>	
Provide, deliver and install matching Fendt Wall Block and Coping per design.	***See Special Notes***
	\$2,800.00
<u>PATIO with FIRE PIT</u>	
Provide, deliver and install matching Fendt Wall Block, Fire Pit Block, and Coping per design.	\$4600.00

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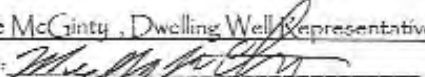
Project Proposal									
	<table border="1"><tr><td>Proposal Date:</td><td>5/1/19</td></tr><tr><td>Proposal #:</td><td>19025</td></tr><tr><td>Customer #:</td><td></td></tr><tr><td>Sales Rep:</td><td>MM</td></tr></table>	Proposal Date:	5/1/19	Proposal #:	19025	Customer #:		Sales Rep:	MM
Proposal Date:	5/1/19								
Proposal #:	19025								
Customer #:									
Sales Rep:	MM								
SEATING WALL and ACCENT COLUMNS Provide, deliver and install matching Lendit Wall Block, Fire Pit Block, and Coping per design.	\$2800.00								

Special Notes and Instructions
***Choice of Grill and Grill Enclosure Countertop to be determined by client and are not included in Project Total.

Project Total:	\$42,500.00
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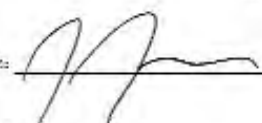
Payment terms are as follows:
1/3 of project total at contact signing.
1/3 of project total at project start.
1/3 of project total upon project completion.

Above information is not an invoice and only an estimate of services described above.
Any alteration or deviation from above specifications involving extra costs will be executed only upon written order over and above the estimate.

Respectfully submitted: Mike McGinty, Dwelling Well Representatives
Representative Signature: 

ACCEPTANCE OF PROPOSAL

- The above specifications, conditions and pricing are satisfactory and are hereby accepted. Dwelling Well is authorized to complete the specified project.

Client Signature:  Date: 5/04/19
Client Signature: _____ Date: _____