

**STAFF REPORT 05-13-2020 REGULAR MEETING**

**PREPARED BY: A. PHILLIPS**

**APPLICATION NUMBER: 20-6713**

**ADDRESS: 867 EDISON STREET**

**HISTORIC DISTRICT: BOSTON – EDISON**

**APPLICANT: LOUIS MARINELLI, LOUIS MARINELLI CEMENT**

**PROPERTY OWNER: KERRY PALMER**

**DATE OF COMPLETE APPLICATION: 04-17-2020**

**STAFF SITE VISIT: N/A**

**SCOPE: CONSTRUCT NEW CONCRETE PAD AT REAR YARD**

**EXISTING CONDITIONS**

The building located at 867 Edison Street is a 2½-story single-family residence constructed ca. 1910. The structure is clad in stucco on the first floor and wood clapboard siding on the second floor. The house features painted wood details as well as half-timbering in the gable ends of the dormer and porch. The front façade includes a centrally located main entrance off a partially covered front porch and a large centrally located dormer at the roof. The simple rectangular massing bumps out slightly at the rear elevation. The original wood windows are still intact and are highly detailed with multiple lite divisions. The multi-gabled roof is covered in dark gray dimensional asphalt shingles. A garage was once located at the rear corner of the lot and would have been accessed via the alley behind the house.



*Google Street View Image – June, 2019*

**PROPOSAL**

With the current proposal, the applicant is seeking the Commission's approval to **pour a new concrete slab and rat walls at the southeast corner of the rear yard** **per the attached drawings and application**. Included in the proposal are the following scope items:

- Remove any existing tree stumps in location of proposed concrete slab.
- Pour new 16'x20' concrete slab with 4"x24" rat wall with a 3' concrete apron toward the alley located south of the property.
- All existing gates, fences, concrete slabs and walking paths to remain at this time.

### **STAFF OBSERVATIONS & RESEARCH**

- Boston-Edison Historic District was designated in 1973.
- This application is limited to the concrete work associated with future new garage construction. A new application for the construction of a new garage will be submitted at a later date.
- There is not currently a garage present on the property. The Sanborn Map from 1915 shows a small garage in southeast corner of the lot, however the Post-1950 Sanborn Map shows a larger garage at the southwest corner.
- It is unknown by HDC Staff as to when the former garage located on the property was demolished.
- The following work items appear to have been completed recently, however, there is no record of a COA being issued for the work.
  - New asphalt shingle roof
  - Windows replaced at the rear elevation including a slider window at the dormer and what appears to be fixed sashes at the upper-level sun porch.
  - New siding and trim (enclosed entire porch?) at the rear bump out.
- A Building Permit was issued in August, 2019 for interior structural repairs at the basement.

### **ISSUES**

- None at this time.

### **RECOMMENDATION**

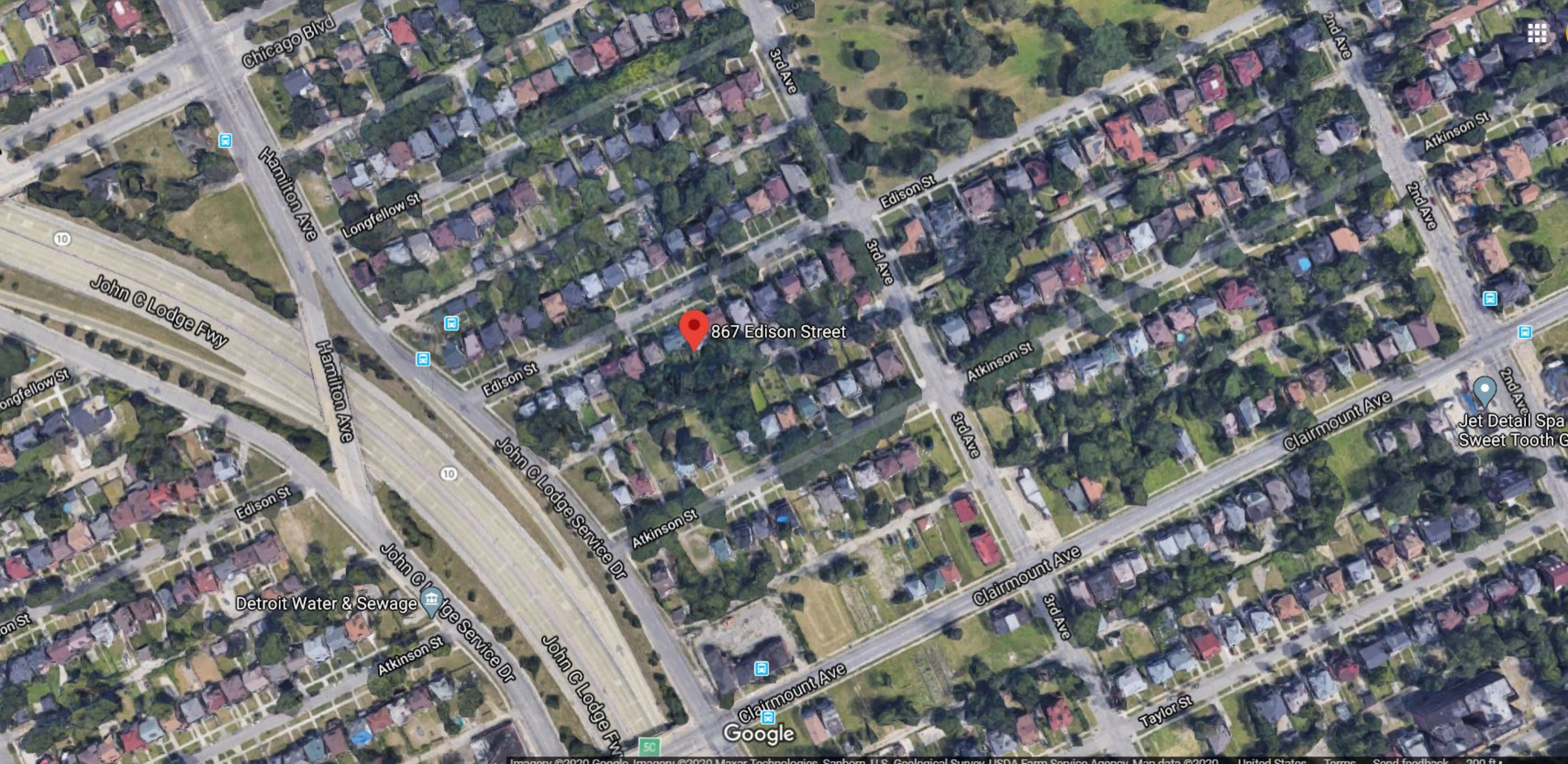
It is staff's opinion that the work, as proposed, retains and preserves the historic character of the building, its site, and setting. Staff therefore recommends that the Commission issue a Certificate of Appropriateness as the proposed work meets the Secretary of the Interior's Standards for Rehabilitation, especially:

*#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.*

*#9) New additions, 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.*

*#10) New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*





Chicago Blvd

Hamilton Ave

Longfellow St

3rd Ave

Edison St

3rd Ave

2nd Ave

Atkinson St

2nd Ave

867 Edison Street

Edison St

Atkinson St

3rd Ave

Claimount Ave

2nd Ave

Jet Detail Spa  
Sweet Tooth C

John C Lodge Service Dr

Atkinson St

Claimount Ave

3rd Ave

Taylor St

Detroit Water & Sewage

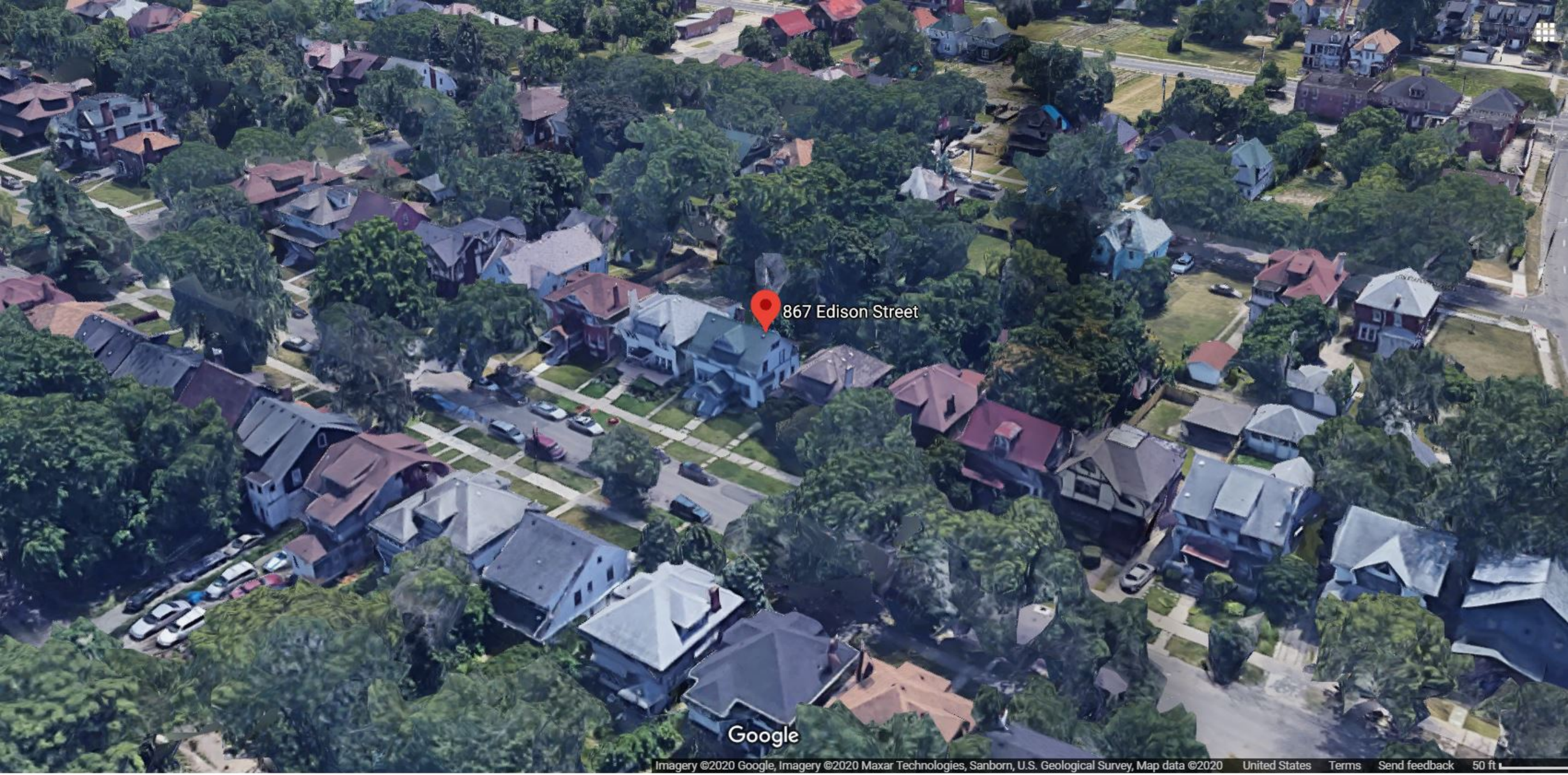
Atkinson St

John C Lodge Service Dr

John C Lodge Fwy

Google





867 Edison Street

Google









DESIGNATION SLIDE 1980



CHICAGO

BLVD.

CHICAGO

BLVD.

LONGFELLOW

AV.

EDISON

AV.

ATKINSON

AV.

Scale of Feet.





37

22  
CHICAGO  
BLVD

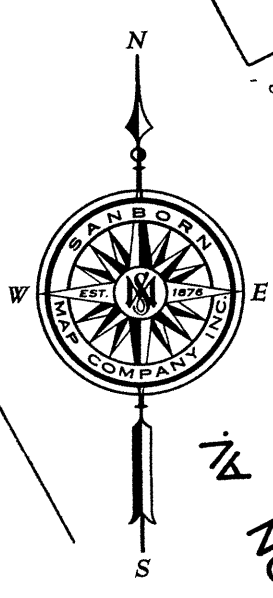
LONGFELLOW  
AV.

EDISON  
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47  
ATKINSON  
AV.

38

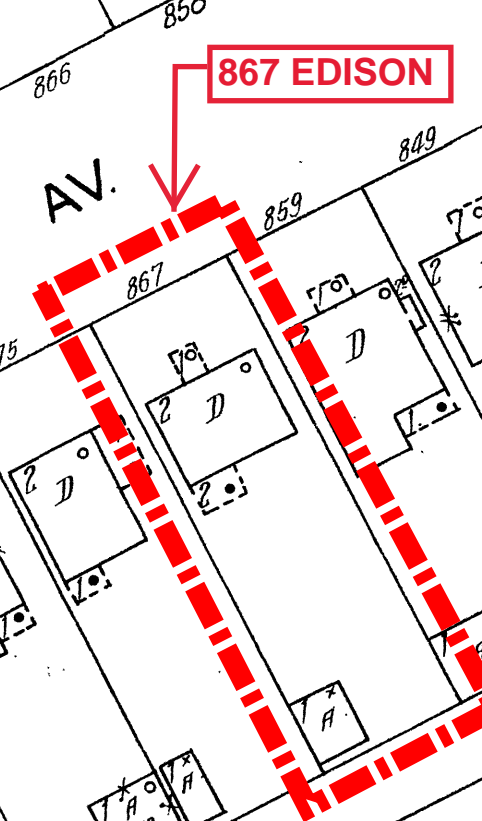
36



HAMILTON  
AV.

JOHN C. LODGE  
FREEWAY

DEPRESSED



SCALE OF FEET  
0 50 100  
COPYRIGHT SANBORN MAP COMPANY, INC.





**APPLICANT PHOTO**





APPLICANT PHOTO





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**APPLICANT PHOTO**





APPLICANT PHOTO



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: 03/17/2020

## PROPERTY INFORMATION

ADDRESS: ~~1011 E. 10th St~~ 867 EDISON AKA: \_\_\_\_\_

HISTORIC DISTRICT: Boston Edison

SCOPE OF WORK: (Check ALL that apply)

|  |   |   |   |   |
|--|---|---|---|---|
| <input type="checkbox"/> Windows/<br>Doors   | <input type="checkbox"/> Roof/Gutters/<br>Chimney | <input type="checkbox"/> Porch/<br>Deck | <input type="checkbox"/> Landscape/Fence/<br>Tree/Park        | <input type="checkbox"/> General<br>Rehab |
| <input type="checkbox"/> New<br>Construction | <input type="checkbox"/> Demolition               | <input type="checkbox"/> Addition       | <input checked="" type="checkbox"/> Other: Concrete & Ratwall |   |

## APPLICANT IDENTIFICATION

☐ Property Owner/  
Homeowner ☒ Contractor ☐ Tenant or  
Business Occupant ☐ Architect/Engineer/  
Consultant

NAME: Louis Marinelli COMPANY NAME: Louis Marinelli Cement

ADDRESS: 11184 Laurel Ct CITY: Sterling Hgts STATE: MI ZIP: 48312

PHONE: 586.604.1398 MOBILE: \_\_\_\_\_ EMAIL: lmarine2000@yahoo.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](http://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.

FOR MORE INFORMATION, CONTACT: [HDC@DETROITMI.GOV](mailto:HDC@DETROITMI.GOV)

## P2 - BUILDING PERMIT APPLICATION

Date: 03/17/2020

### PROPERTY INFORMATION

Address: 867 Edison Floor: \_\_\_\_\_ Suite#: \_\_\_\_\_ Stories: \_\_\_\_\_  
 AKA: \_\_\_\_\_ Lot(s): \_\_\_\_\_ Subdivision: \_\_\_\_\_  
 Parcel ID#(s): \_\_\_\_\_ Total Acres: \_\_\_\_\_ Lot Width: \_\_\_\_\_ Lot Depth: \_\_\_\_\_  
 Current Legal Use of Property: \_\_\_\_\_ 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: Concrete & Ratwall  
☐ 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)

Pour a 16'X20' concrete slab with a 4"x24" Ratwall at 5' off the rear alley 3ft off eastside of property for future garage, permit for concrete only

☐ 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: Concrete slab Size of Structure to be Demolished (LxWxH) 0 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** \$ 4300.00 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: Car/

**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 ApplicantName: Kerry Palmer

Company Name: \_\_\_\_\_

Address: 867 EdisonCity: DetroitState: MI Zip: 48202Phone: 231.649.5456

Mobile: \_\_\_\_\_

Driver's License #: \_\_\_\_\_

Email: \_\_\_\_\_

**Contractor**☒ Contractor is Permit ApplicantRepresentative Name: Louis MarinelliCompany Name: Louis Marinelli CementAddress: 11184 Laurel CtCity: Sterling Hgts.State: MI Zip: 48312Phone: 5866041398

Mobile: \_\_\_\_\_

Email: lmarine2000@yahoo.com

City of Detroit License #: \_\_\_\_\_

**TENANT OR BUSINESS OCCUPANT**☐ Tenant is Permit ApplicantName: Kerry PalmerPhone: 231.649.5456

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: \_\_\_\_\_

(Homeowner)

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_ A.D. \_\_\_\_\_ County, Michigan

Signature: \_\_\_\_\_

(Notary Public)

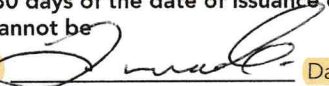
My Commission Expires: \_\_\_\_\_

**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: Louis Marinelli

(Permit Applicant)

Signature: Date: 03/17/2020Driver's License #: M654549067549Expiration: 07-11-2022

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_ A.D. \_\_\_\_\_ County, Michigan

Signature: \_\_\_\_\_

(Notary Public)

My Commission Expires: \_\_\_\_\_

**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](http://detroitmi.gov/bseed/elaps) for more information.





11184 Laurel Ct.  
Sterling Heights, MI 48312



Phone: (586) 604-1398  
Email: lmarine2000@yahoo.com

Name Kerry Palmer Phone 231.649.5456  
Address 867 Edison City Detroit  
Directions \_\_\_\_\_

Notes

We are applying for permit to pour a concrete slab for future garage  
permit for actual building will be pulled by whomever is cotracted to build the  
garage we want to make sure the location and slab is acceptable for future  
gargae to be built on

Pour new pad for garage 16'X20' with 4"X24" Ratwall  
Remove any stumps in the way  
Pour 3' apron to alley in front of garage for easy access

21 AA Crushed concrete sub base  
Haul away excess dirt and debri  
All Concrete six bag mix 4000 P.S.I.

\_\_\_\_\_  
Authorized Agent

\_\_\_\_\_  
Purchaser

\_\_\_\_\_  
Rep.

\_\_\_\_\_  
Joint Purchaser





5' from alley  
3' off side



**Proposed New concrete slab 16'X20'**  
**with Ratwall for future garage**  
**3' off eastside lot**  
**5' off open alley**

**\*\*Not To Scale\*\***





Joint Purchaser



Sec. 21-2-106. - Boston-Edison Historic District.

- (a) An historic district, known as the Boston-Edison Historic District, was established by a Resolution of the City Council adopted on April 2, 1974, remained in effect on the date of enactment of this article, which was November 5, 1976, and shall be administered in accordance with the provisions of this article.

- (b) The boundaries of the Boston-Edison Historic District are:

The area includes both sides of Boston Boulevard, Chicago Boulevard, Longfellow Avenue, and Edison Avenue from Woodward Avenue center line to Linwood Avenue center line; said property description being described as the Voight Park Subdivision - Lots 188-461, 465-510; Atkinson's Subdivision - Lots 24-48 (even numbers only); E. W. Voight Subdivision - Lot 96; Boston Boulevard Subdivision - Lots 76-116, 126-167, 176-270, 277-283, 290-355, 361-378, 383-437, 442-454; Guerolds Subdivision - Lots 17-24; Lewis Park Subdivision - Lots 17-30; Jackson Park Subdivision - Lots 17-31; Joy Farm Subdivision - Lots 683-1076; Voight's Park, Boston Boulevard, Chicago Boulevard, Longfellow Avenue and Edison Avenue from Woodward Avenue to Linwood Avenue.

- (c) The elements of design, as defined in Section 21-2-2 of this Code, for the Boston-Edison Historic District shall be as follows:

- (1) *Height.* Virtually all of the houses in the district have two full stories plus an attic or a finished third floor within the roof, which are generally called 2½-story houses; additions to existing buildings shall be related to the existing structure. New buildings shall meet the following standards:
  - a. The eight adjoining houses on the same block face, excluding any houses built since 1930, shall be used to determine an average height. If eight houses are not available on the same block face, then one 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 adjoining houses shall be added into the total twice, with a divisor of ten used to determine the average. The main roof of any new building must have a height of at least 80 percent 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.
  - b. 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 described in Subsection (c)(1)a of this section. The proposed new structure shall have a height at the eaves or cornice of not less than 90 percent 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 or higher than the highest eave or cornice.

- (2) *Proportion of buildings' front façade.* 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 in Subsection (c)(1) of this section, proportion will be established by prohibiting any proposed building or addition from creating a front façade wider than the widest, or narrower than the narrowest, of those existing on the same block face.
- (3) *Proportion of openings within the façade.* 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. Façades have approximately 15 percent to 35 percent of their area glazed. Sun porches, with a very high proportion of window openings subdivided by mullions and muntins, are common.
- (4) *Rhythm of solids to voids in front façades.* In buildings derived from Classical precedents, voids are usually arranged in a symmetrical and evenly-spaced manner within the façades. In examples of other styles, particularly those of English Medieval Inspiration, voids are arranged with more freedom, but usually in a balanced composition.
- (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 40 feet to 75 feet in width. The minimum spacing between houses is ten feet and the maximum spacing between houses is approximately 325 feet, where several lots are combined. The typical spacing is ten feet to 15 feet from side lot lines. In the case of very wide properties, two conditions exist:
  - a. 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
  - b. The house is located at the side of the wide site, which creates an extensive side yard on one side of the house.
- (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 façade. 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.



- (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.
- (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.
- (9) *Relationship of colors.*
- a. Natural brick colors, such as red, yellow, brown, and 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.
  - b. Colors known to have been in use on similar buildings of this style in the 18th Century or early 20th Century 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.
- (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.

- (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.
- (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.
- (13) *Relationship of significant landscape features and surface treatments.*
  - a. 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 having 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 that are characteristic of the period 1900 to 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 an American Elm tree is planted, it should be disease resistant.
  - b. 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.

- c. The width of tree lawns varies from block to block. Street pavements are now asphalt. Cut stone curbs 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. In parts of the district, some tree lawns/berms have been covered with concrete, which may represent encroachment on City property. The resulting wide sidewalks are not appropriate in the district. The ample 125-foot street rights-of-way of West Boston Boulevard and Chicago Boulevard each have two 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 66 feet wide.
  - d. The Public 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 have significant landscape features.
- (15) *Scale of façades and façade 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 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 façade elements and details either accentuate or subdue the



scale of the façades. Façade elements have been determined by what is appropriate for the style. Window sashes are usually subdivided by muntins, which affect the apparent scale of the windows within the façades.

- (16) *Directional expression of front elevations.* Although many of the larger buildings are wider than tall, the expression is generally 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 façades, 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.
- (18) *Relationship of lot coverage.* Lot coverage ranges from approximately 40 percent to ten percent or less in the case of homes with large yards. Most homes are in the 25 percent to 35 percent range of lot coverage.
- (19) *Degree of complexity within the façade.* 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 façades with varying amounts of ornamentation. Other styles, such as those of Medieval inspiration, frequently have façades complicated by gables, bays, slight setbacks, and an occasional tower. In general, the smaller houses in the district are less complex.
- (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.
- (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.
- (22) *General environmental character.* The Boston-Edison District, with its long straight streets, two boulevards, large-to-moderate-sized, stately single-family homes, and Voight Park and Woodward Avenue's open space, has an urban, substantial, low density residential character.

(Code 1984, § 25-2-126; Res. of 4-2-1974 (Journal of City Council Pages 722-724); Ord. No. 44-98, § 1(25-2-126), eff. 12-23-1998)