

12/15/2020

NOTICE OF DENIAL

Jack Raab
22 Edison Street
Detroit, MI 48202

RE: Application Number 20-6971; 22 Edison Street, Boston – Edison Historic District

Dear Mr. Raab,

At the regularly scheduled meeting held virtually on December 9, 2020, the Detroit Historic District Commission (“Commission”) reviewed the above-referenced application for building permit. Pursuant to Section 21-2-80 of the 2019 Detroit City Code, the Commission hereby issues a **Notice of Denial** which is effective as of December 15, 2020. The Commission finds that the proposed work *does not* qualify for a Certificate of Appropriateness for the following reasons:

The proposed erection of a new 3’ high “wrought-iron” – style aluminum fence at the front (south) and side (west) property lines, as proposed in the attached application, does not meet the defined elements of design for the historic district nor 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.*

You may file a new application for consideration if the application is corrected, if new information is obtained regarding the application, or if the proposed scope of work changes. Please be advised that a permit applicant that is aggrieved by a decision of the Detroit Historic District Commission concerning a permit application may file an appeal with the State Historic Preservation Review Board. Within sixty (60) days of your receipt of this notice, an appeal may be filed with:

Jon Stuckey
Michigan Department of Attorney General
2nd Floor G. Mennen Williams Building
525 West Ottawa Street
P.O. Box 30754
Lansing, MI 48909
P: 517-335-0665 F: 517-335-3088
Email: stuckeyj@michigan.gov

Once this administrative right of appeal has been exhausted, a permit applicant may file an appeal of the decision of the State Historic Preservation Review Board with the circuit court. If you have any questions regarding the foregoing, please contact Taylor Leonard, Counsel for the Commission at (313) 237-3006.

For the Commission:



Ann Phillips
Staff
Detroit Historic District Commission

12/15/2020

NOTICE TO PROCEED

Jack Raab
22 Edison Street
Detroit, MI 48202

RE: Application Number 20-6971; 22 Edison Street, Boston – Edison Historic District

Dear Mr. Raab,

At its regularly scheduled meeting held December 9, 2020, the Detroit Historic District Commission ("Commission") reviewed the above-referenced application for building permit. Pursuant to MCL 399. 205 and Section 21-2-75 of the 2019 Detroit City Code, the Detroit Historic District Commission ("Commission") issued a Notice to Proceed (NTP) for the project, per the below-described conditions, effective as of December 15, 2020.

Specifically, the Commission reviewed the project and determined that the erection of a new 3' high "wrought-iron" – style aluminum fence at the front (south) and side (west) property lines is inappropriate to the historic district. However, the Commission has issued an NTP for the project **as described in the conditions listed below** because they determined that the following condition prevails:

- (1) The resource constitutes a hazard to the safety of the public or the occupants.

As noted above, the Commission has issued this NTP for new fencing at the property with the following conditions:

- The "fence" shall be constructed of shrubbery to create a hedge.
- The applicant may install a gate across the front walkway which leads to the front entrance of the house. The gate shall be aligned with the hedge.
- The face of the shrubbery (not the base) shall be placed 6" -8" back (north) of the front (south) property line.
- The height of the shrubbery shall be maintained at a height no higher than 3'.
- HDC Staff shall be afforded the opportunity to review and approve the proposed type of shrubbery prior to pulling the permit.

Please retain this Notice to Proceed for your files. You should now proceed to obtain a building permit from the City of Detroit Buildings and Safety Engineering Department. It is important to note that approval by the Detroit Historic District Commission does not waive the applicant's responsibility to comply with any other applicable ordinances or statutes.

For the Commission:



Ann Phillips
Staff

Detroit Historic District Commission

HISTORIC DISTRICT COMMISSION PROJECT REVIEW REQUEST

CITY OF DETROIT
PLANNING & DEVELOPMENT DEPARTMENT
2 WOODWARD AVENUE, ROOM 808, DETROIT, MI 48226

DATE: _____

PROPERTY INFORMATION

ADDRESS: _____ AKA: _____

HISTORIC DISTRICT: _____

SCOPE OF WORK: (Check ALL that apply)
 Windows/Doors Roof/Gutters/Chimney Porch/Deck Landscape/Fence/Tree/Park General Rehab
 New Construction Demolition Addition Other: _____

APPLICANT IDENTIFICATION

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

NAME: _____ COMPANY NAME: _____

ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____

PHONE: _____ MOBILE: _____ EMAIL: _____

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 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.

SUBMIT COMPLETED REQUESTS TO HDC@DETROITMI.GOV

P2 - BUILDING PERMIT APPLICATION

Date: _____

PROPERTY INFORMATION

Address: _____ 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: _____
 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)

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: _____ Size of Structure to be Demolished (LxWxH) _____ 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 \$ _____ 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: _____

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 Applicant

Name: _____ Company Name: _____

Address: _____ City: _____ State: _____ Zip: _____

Phone: _____ Mobile: _____

Driver's License #: _____ Email: _____

Contractor Contractor is Permit Applicant

Representative Name: _____ Company Name: _____

Address: _____ City: _____ State: _____ Zip: _____

Phone: _____ Mobile: _____ Email: _____

City of Detroit License #: _____

TENANT OR BUSINESS OCCUPANT Tenant is Permit Applicant

Name: _____ Phone: _____ 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: _____ Signature: _____ Date: _____
(Homeowner)

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

Signature: _____ My Commission Expires: _____
(Notary Public)

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: _____ Signature: _____ Date: _____
(Permit Applicant)

Driver's License #: _____ Expiration: _____

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

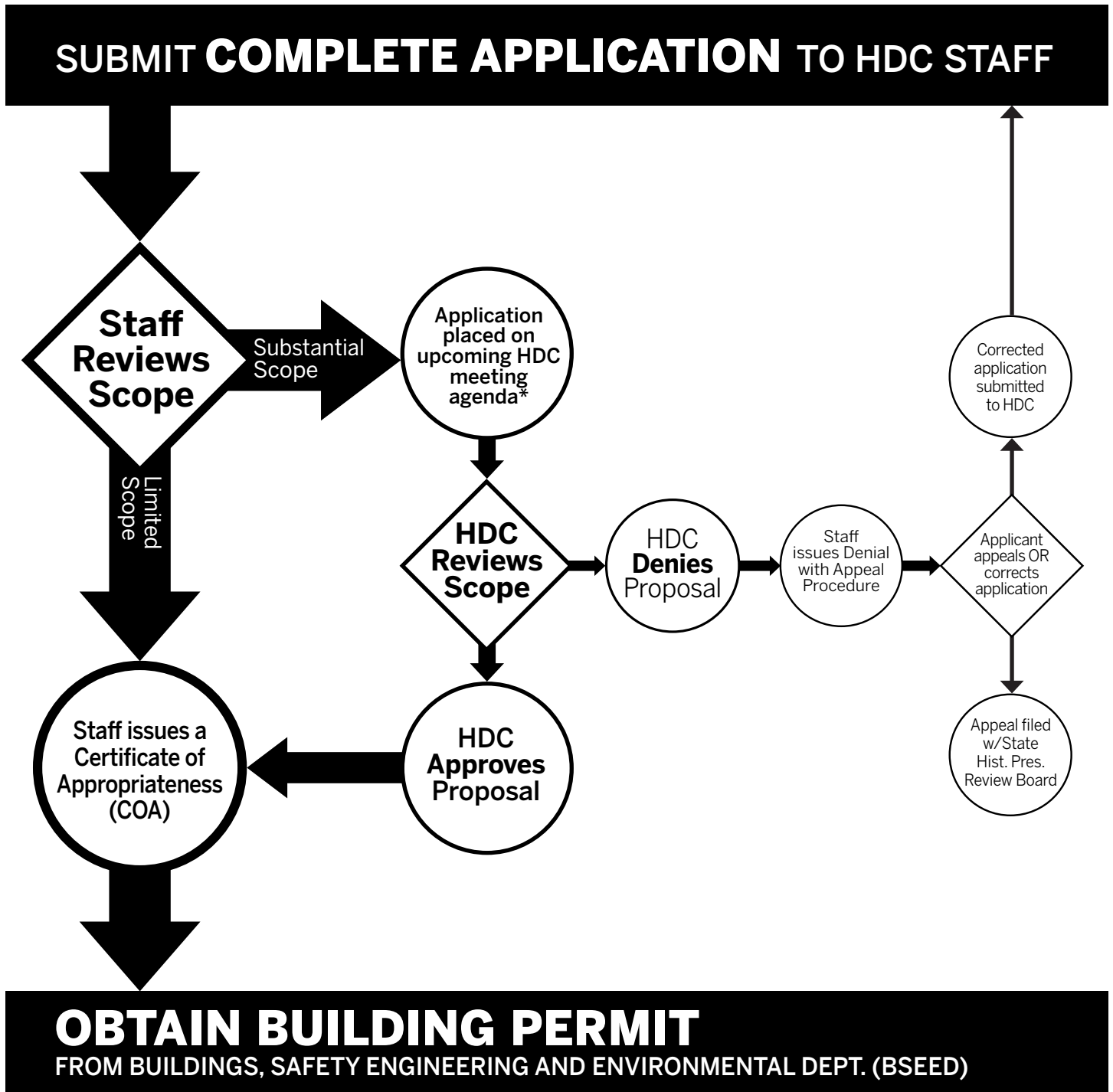
Signature: _____ My Commission Expires: _____
(Notary Public)

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 for more information.



HISTORIC DISTRICT COMMISSION REVIEW & PERMIT PROCESS



* THE COMMISSION MEETS REGULARLY AT LEAST ONCE PER MONTH, TYPICALLY ON THE SECOND WEDNESDAY OF THE MONTH. (SEE WEBSITE FOR MEETING SCHEDULE/AGENDAS)

FIND OUT MORE AT www.detroitmi.gov/hdc

22 Edison Street

Fence Project

Homeowner: Jack Raab

This project consists of two phases:

Phase I, BLD2020-04252 – Submitted on 9/30/20, permit approved 11/9/20, Phase I is currently in process. Phase I project is HDC compliant and was issued COA on 11/3/20 from HDC. Consists of 5’ high fence along east side of property line from the north property line to the front of the house, a 3’ high fence will be along the east side property line from the south corner of the house to the sidewalk on the south property line. These fences are aluminum “wrought-iron” style. Additionally, a 6’ high privacy fence is being installed at the south-west corner of the house to the west property line, this fence matches existing privacy fence along north-east side of house and is made from wood.

Phase II, BLD2020-05113 – Submitted on 11/4/20, permit is pending review. Phase II is a request for a variance in HDC regulations regarding a fence at the front of the house for security and safety reasons. Phase II was originally part of BLD2020-04252, HDC requested to split the project and resubmit Phase II scope as separate project and to have phase II presented to HDC during monthly meeting in December, 2020 for consideration. Phase II consists of 3’ high fence along south property line from south-east corner to south-west corner of property, and along west property line from south-west corner to mid-property where privacy fence is. Fence will be aluminum “wrought-iron” style fence to match fencing along East property line.

Phase II was submitted on ePlans as new – separate project, including payment of permit fees per B. Cagney, HDC.

Description of project:

We are requesting a variance to be allowed to install fencing on the South and West (approx. 24’) side of the property (to the existing chain link fence line). The new fencing will have a 6’ double swing gate at the front walkway to the front porch.

We are requesting the variance to help with the security of our home. Living across the street from a liquor store and bus stop along busy Woodward Avenue, we frequently have people coming into our yard and looking into our windows or urinating in the bushes next to the house or sitting/leaning against our house while they consume alcohol. We frequently have people sitting on our front steps or front porch consuming their alcohol or leaving their trash in our yard. On several occasions we have been awoken at night to have fights on our front porch and yard or have people pounding on our front doors and windows. On one recent occasion the Police had to be called to deal with the out of control individual at 4 in the morning.

We understand that normally fencing is not allowed on the front of a property as it might not have been consistent with the historic look of the neighborhood. However, currently there are several properties within the Historic Boston Edison District that have similar fencing along the front walk of their properties. Including at 101 Edison Street (five houses down from 22 Edison). We are requesting to extend the fencing along the front walk from the west to the east side of the property to fully enclose the yard with 3' high aluminum "wrought-iron" style fencing for safety and security reasons.

We plan on maintaining the historic look of the home and the neighborhood by utilizing the "wrought-iron" style fencing that is prevalent in the Boston-Edison neighborhood and match the approved Phase I fencing.

As a member of the Board of Directors for the Historic Boston-Edison Association, I am cognizant of the need to keep the home as historically accurate as possible, and feel that by allowing the aluminum "wrought-iron" style fencing across the Edison side of the property, will be in keeping with the historical accuracy of the area. This would also help with the need for safety and security of the home, which was not a historical need when the home was built.

Scope of work:

Project: Install 3' high fencing at 22 Edison Street on South and West sides of the property. Fencing utilized will be aluminum, "wrought-iron" style fencing manufactured by Great Fence and will match fence along Woodward (east) property line (5' high from north property line to south-east corner of house and 3' high from south-east corner of house to south property line). Fencing will include a front entrance gate on the South at the Edison walkway entrance to the property. F

- Prepare property, measure and dig fence holes,
- Install 3' high aluminum fencing along South and West sides of property
- All in-line and end/corner posts to be cemented in place
- Install 6' wide double swing arched gate at entry walk
- Install fencing sections

22 Edison Street

Fence Project

Homeowner: Jack Raab

ePlans # BLD2020-05113

This project is Phase II of a fencing project for this property. Phase I, (ePlans #04252) has COA dated 11/3/2020, and is currently under review by BSEED.

Existing Conditions:

- Chain link fence on the west and north side of the lot to the detached garage
- Will be installing Aluminum "Wrought Iron" style fencing along East side of property (COA 11/3/2020, currently under plan review)
- No fencing along the South side (Edison side) of the lot.

Description of project:

We are requesting a variance to be allowed to install fencing on the South and West (approx. 24') side of the property (to the existing chain link fence line). The new fencing will have a 6' double swing gate at the front walkway to the front porch.

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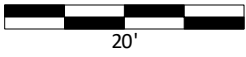
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Scope of work:

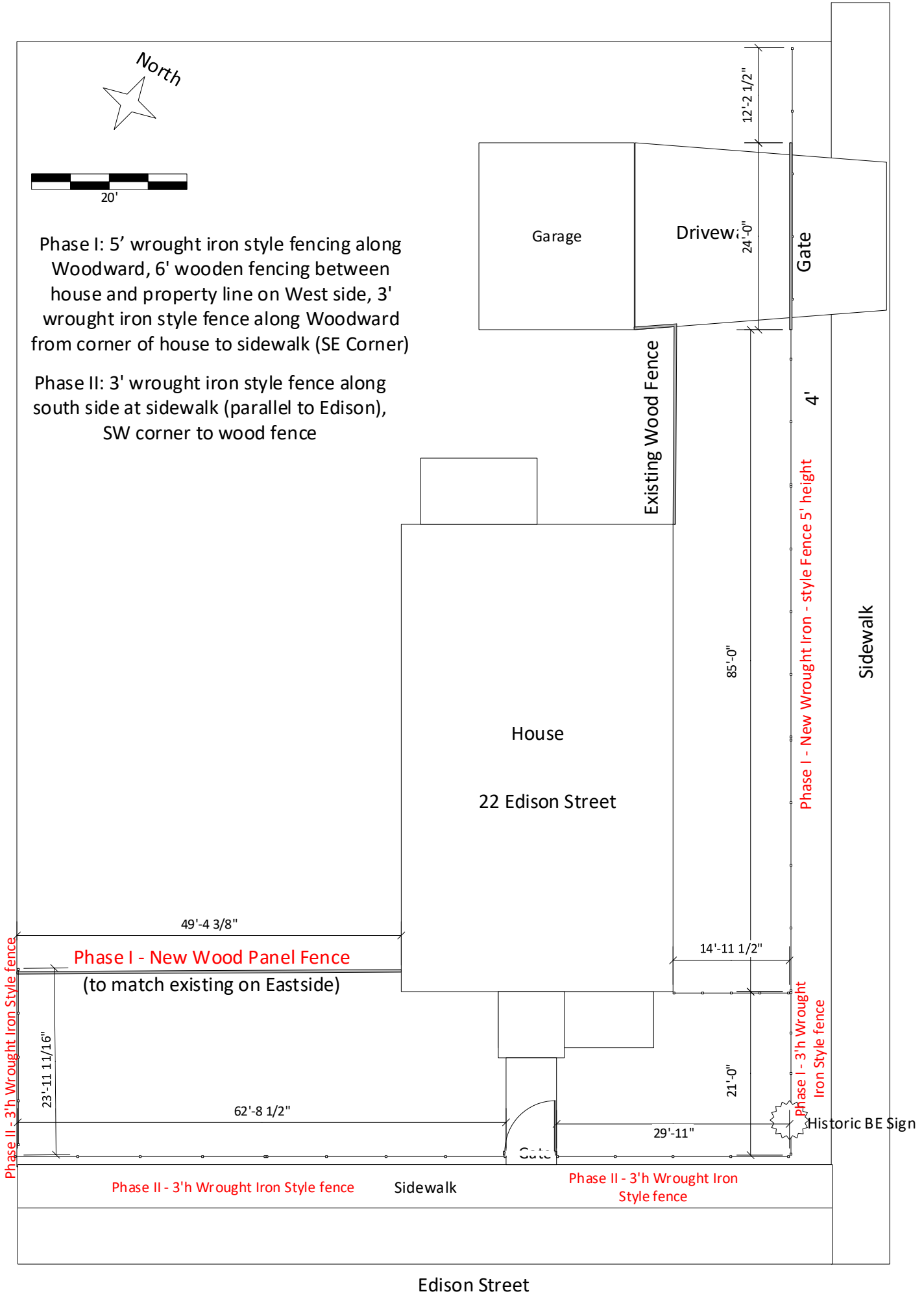
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- Prepare property, measure and dig fence holes,
- Install 3’ high aluminum fencing along South and West sides of property
- All in-line and end/corner posts to be cemented in place
- Install 6’ wide double swing arched gate at entry walk
- Install fencing sections



Phase I: 5' wrought iron style fencing along Woodward, 6' wooden fencing between house and property line on West side, 3' wrought iron style fence along Woodward from corner of house to sidewalk (SE Corner)

Phase II: 3' wrought iron style fence along south side at sidewalk (parallel to Edison), SW corner to wood fence



Phase II - 3'h Wrought Iron Style fence

Phase I - New Wood Panel Fence
(to match existing on Eastside)

Existing Wood Fence

Phase I - New Wrought Iron - style Fence 5' height

Phase I - 3'h Wrought Iron Style fence

Phase II - 3'h Wrought Iron Style fence

Sidewalk

Phase II - 3'h Wrought Iron Style fence

Sidewalk

Woodward Avenue

Edison Street

House
22 Edison Street

Garage

Driveway

Gate

Gate

Historic BE Sign

49'-4 3/8"

23'-11 11/16"

62'-8 1/2"

29'-11"

21'-0"

14'-11 1/2"

85'-0"

4'

12'-2 1/2"

24'-0"



Edison

Woodway



NEIGHBORHOOD WATCH
CRIME REPORTING AND OPERATION IDENTIFICATION IN USE BY THIS BLOCK GROUP
(DETROIT POLICE DEPARTMENT)

BOSTON-EDISON
POLICED BY
RADIO PATROL

22

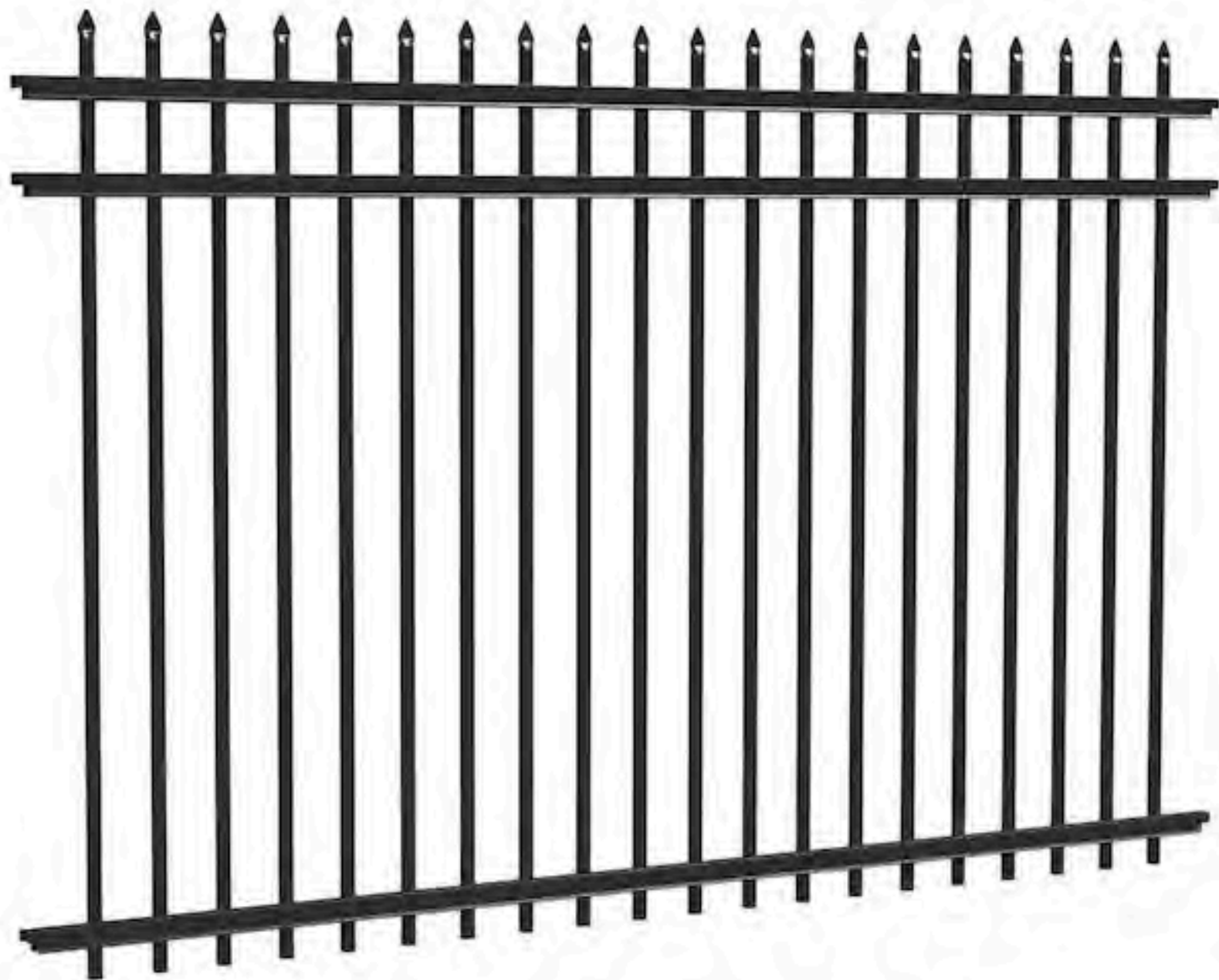
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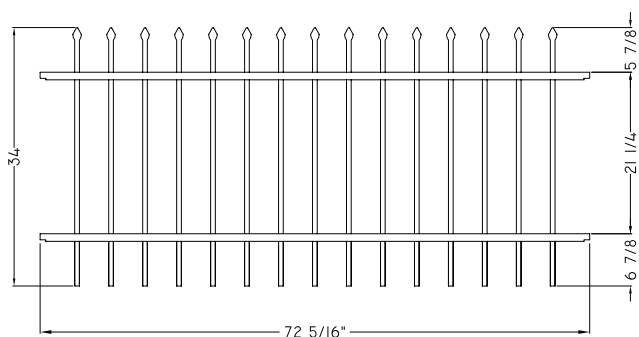
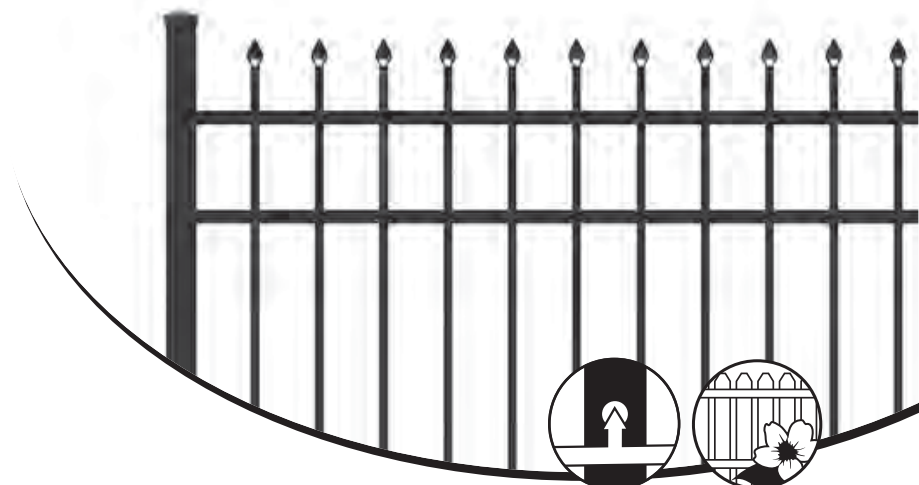




3x6 Providence Fence Panel

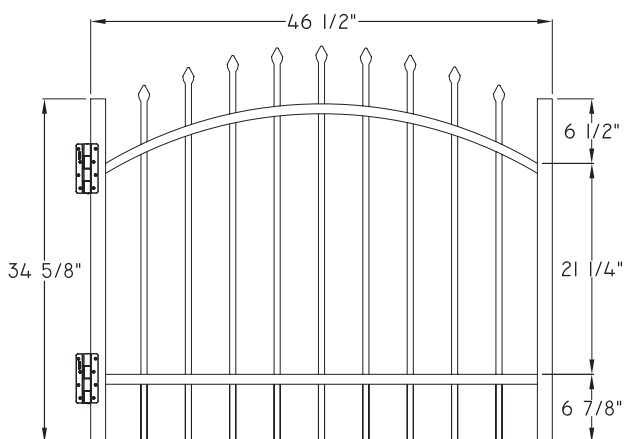
Available In:

- Black
- Post Available in Line, Corner and End configuration
- Pyramid Post Top and Hardware included with Posts



3x4 Arched Gate

Includes Boerboel®
Butterfly hinges



3x4 Straight Gate

Includes Boerboel®
Butterfly hinges

