

DHDC 22-7802

APPROVAL DOCUMENT – POST AT WORK LOCATION

CITY OF DETROIT
HISTORIC DISTRICT COMMISSION

2 WOODWARD, SUITE 808
DETROIT, MICHIGAN 48226

05/17/2022

CERTIFICATE OF APPROPRIATENESS

Dr. Devon Hoover
150 West Boston
Detroit, MI 48202

RE: Application Number 22-7802; 150 W. Boston; Boston-Edison Historic District
Project Scope: Erect Greenhouse

Dear Applicant,

At the Regular Meeting that was held on May 11, 2022 the Detroit Historic District Commission (“DHDC”) reviewed the above-referenced application. Pursuant to Section 5(1) of the Michigan Local Historic District Act, as amended, being MCL 399.205 (1) and Sections 21-2-73/21-2-78 of the 2019 Detroit City Code; the DHDC hereby issues a Certificate of Appropriateness (“COA”) for the following work, effective on May 17, 2022 as it meets the Secretary of Interior’s Standards for Rehabilitation and the district’s Elements of Design:

Erect greenhouse per submitted drawings, documents, and narrative.

Please retain this COA for your files and post it at the subject property until work is complete. It is important to note that approval by the DHDC does not waive the applicant's responsibility to comply with any other applicable ordinances or statutes. If you have any questions regarding the foregoing, please contact staff at 313-224-1762 or hdc@detroitmi.gov.

For the Commission:



Garrick B. Landsberg, Director
Detroit Historic District Commission

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: 3/31/2022

PROPERTY INFORMATION

ADDRESS(ES): 150 W. BOSTON BLVD. AKA: B. SIGEL MANSION
PARCEL ID: #27090806 HISTORIC DISTRICT: BOSTON EDISON DISTRICT

SCOPE OF WORK: ☐ Windows/Doors ☐ Walls/Siding ☐ Painting ☐ Roof/Gutters/Chimney ☐ Porch/Deck/Balcony ☐ Addition
(Check ALL that apply) ☐ Demolition ☐ Signage ☒ New Building ☐ Major Alteration (3+ scope items) ☐ Site Improvements (landscape, trees, fences, patios, etc.)

BRIEF PROJECT DESCRIPTION: Adding a new conservatory in the same location as the previous one - constructed to match carriage house

APPLICANT IDENTIFICATION

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

NAME: Dr. DEVON Hoover COMPANY NAME: N/A

ADDRESS: 150 W. BOSTON BLVD. CITY: DETROIT. STATE: MI ZIP: 48202

PHONE: N/A MOBILE: (313) 971-7021 EMAIL: DEVON.HOOVER@HOTMAIL.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)

☒ Current Photographs: Including the front of the building & detailed photographs of the area(s) affected by the proposed work. All photographs must be labeled or captioned, e.g. "west wall", "second floor window," etc.

☐ 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

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 (BSE&ED) to perform the work.

SUBMIT COMPLETED REQUESTS TO: HDC@DETROITMI.GOV

NOTE:

Based on the scope of work, additional documentation may be required.

See www.detroitmi.gov/hdc for scope-specific requirements.

P2 - BUILDING PERMIT APPLICATION

Date: 3/30/2022

PROPERTY INFORMATION

Address: 150 W. BOSTON BLVD. 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)

ADDING A NEW CONSERVATORY IN THE SAME LOCATION AS THE PREVIOUS ONE. PREVIOUS ONE WAS REMOVED IN THE 60'S

☐ 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: _____

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: DEVON HOOVERCompany Name: N/AAddress: 150 W. BISTON BLVD.City: DET.State: Mi Zip: 48202Phone: N/AMobile: (313) 971-721Driver's License #: H160139027883Email: DEVON.HOOVER@HOTMAIL.COM**Contractor**☒ Contractor is Permit ApplicantRepresentative Name: DOYLE MOSHERCompany Name: MOSHER DOLAN, INCAddress: 2725 NAKOTACity: ROYAL OAKState: Mi Zip: 48073Phone: (248) 258-9453Mobile: (248) 496-9094Email: STEVE@mosherdolan.com

City of Detroit License #: _____

TENANT OR BUSINESS OCCUPANT☐ Tenant is Permit ApplicantName: N/A

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: DOYLE MOSHER

Signature: _____

Date: 3/30/2022

(Permit Applicant)

Driver's License #: M 260 149 846 187Expiration: 3/11/2022Subscribed and sworn to before me this 30 day of March 20 22 A.D. Oakland County, Michigan

Signature: _____

My Commission Expires: 9-11-2027

(Notary Public)

GINA DANNUNZIO
Notary Public, State of Michigan
County of Oakland
My Commission Expires Sep. 11, 2027
Acting in the County of Oakland

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/bseel/elaps for more information.



P2 - BUILDING PERMIT

Page 2 of 2

HOOVER RESIDENCE - GREENHOUSE

150 WEST BOSTON, DETROIT MI

PROJECT SUMMARY STATEMENT

March 28, 2022

CLEANING - FINAL

Clean / power wash all surfaces and glass - interior / exterior

CONSTRUCTION UTILITIES

Install new underground lines for: Sanitary to catch basin / water lines from carriage house to greenhouse / electrical and spare conduit from carriage house to greenhouse / drain line at sidewalk to new sanitary line

DEMOLITION / LANDSCAPE REMOVALS

Remove existing greenhouse wall and foundations - based on poured walls
Remove tree at corner of fence for access

EXCAVATION / BACKFILL

Prepare ground for new concrete interior slab
Install temporary matting for construction equipment
New foundation excavation / backfill / rough grade

EXTERIOR VENEER & CAULKING

New plaster texture finish to match house - Color matched

FLATWORK - CONCRETE

Provide and install foundation slab insulation - 2' horizontal and vertical
Install new greenhouse decorative grate system in center of greenhouse - supplied by others
Install new 4" concrete slab with necessary base and prep work

FOUNDATIONS

New spread footing and poured walls per plans and knee walls as outlined with insulation in between concrete section

GREENHOUSE - Requirements

Provide ladders and scaffolding as outlined
Provide labor and equipment to unload system

GUTTERS & DOWNSPOUTS

Provided and installed by greenhouse team

HVAC - Hot Water In Slab System

Provide and install new boiler / hot water heater for greenhouse - installed in carriage house
Includes all tubing / manifolds / control systems / pumps and thermostat
Provide and install new gas line to boiler

**MOSHER
DOLAN**

LANDSCAPING / IRRIGATION

All landscaping items to be relocated/reinstalled/new soft scaping and irrigation
Restoration of all affected areas during construction

PLUMBING - ROUGH MATERIAL AND LABOR

Rough and finish plumbing for new sink / faucet
Install (2) hose bibbs
Install drain lines from center of greenhouse to catch basin on west side of property
Clean and adjust clean out on side of carriage house / tie into new drain line

STONE PAVERS & COPINGS

Provide and install Cercas stone cap with eased inside finish edge - about 101 lnft
Provide and install Unilock Copthorne pavers - final details to be determined - about 660 sqft (inside only)
Stone paving to be mortar set

Devon Hoover- 150 West Boston Boulevard Detroit

Description of Existing Conditions

The previous greenhouse was torn down over 50 years ago, exposing the foundation to the elements. Trees and debris are now growing in those cracks and structurally it is not sound. Therefore, the project requires a new foundation to receive the new Greenhouse.

Description of Project

Since purchasing the house twelve years ago, I have dreamed of restoring the original Greenhouse that was destroyed over 50 years ago. I have chosen for this proposed Greenhouse, the English Conservatory Company, Alitex. They have experience constructing Greenhouses for over 65 years and have a partnership with the British National Trust, which manages Historic Estates. The reason I am replacing rather than repairing, is that when they removed the glass and steel structure decades ago, it left the foundation exposed to the elements. The entire foundation is cracked, crumbling, and heaving. It is not usable for a replacement structure.

Detail Scope of Proposed Work

- Location: Same spot as previous Greenhouse, alongside the Carriage House. Specifically, the Northwest corner of the property.
- Size of the Greenhouse: The footprint is 33'-4" x 15'-9", overall height to the ridge is 13'-5". Please see attached print from Alitex.
- We will be replacing the old foundation with a new footprint
- It will be a poured formed cement wall, same as the original foundation, and will be coated with the same stucco, in the same color as the Carriage House.
- The top of the walls will be capped in blue stone.
- The new glass structure from Alitex, will then cap the foundation.
- The floor will be done out of bricks set in a herringbone pattern.
- The Greenhouse will include a stainless-steel freestanding sink for washing pots and providing water.
- At the two (2) entrances of the Greenhouse, there will be a walkway of blue stone pavers.

 Third Angle Projection

IF IN DOUBT ASK

GROUND PLAN
ISSUED FOR BUILDING & DESIGN
SPECIFICATION HAS BEEN CONFIRMED

Please note: Isometric view is indicative only,
internal accessories are not included in this view



O/L = GUTTER OUT-LET

DIMENSIONS IN MILLIMETRES (Imperial In Brackets)



PLEASE SEE SEPERATE GROUND PLAN NOTES DOCUMENT.

TOLERANCE: + OR - 1/4", EXCEPT AT DOORWAY.

* 230mm (9 1/16") - Nominal dimension, wall should be
Solid with header course.

* 102mm (4") - Nominal dimension, single course wall
Coldframes & Internal Planters Only.

The dimensions shown on this drawing are those of the required base wall. As our structures are manufactured to accommodate these dimensions the completed base MUST correspond exactly (by steel tape measure) to the measurements on this drawing. If the base wall is incorrect in any way, the expense of alterations and delay in installation etc., are the responsibility of the builder and/or the customer.

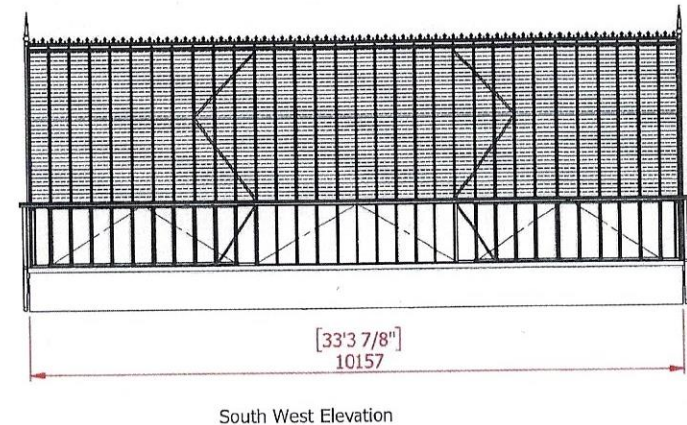
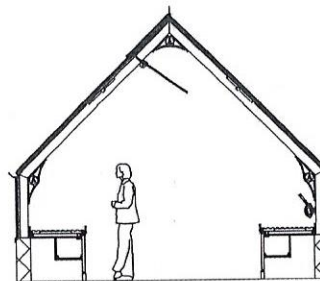
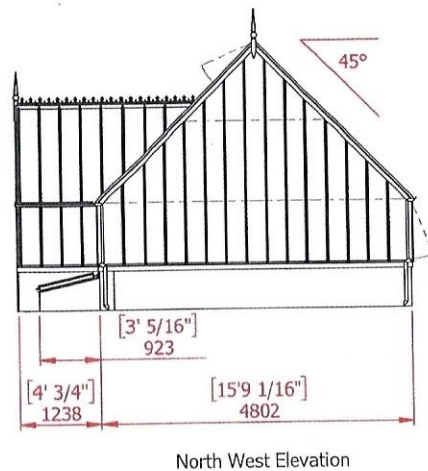
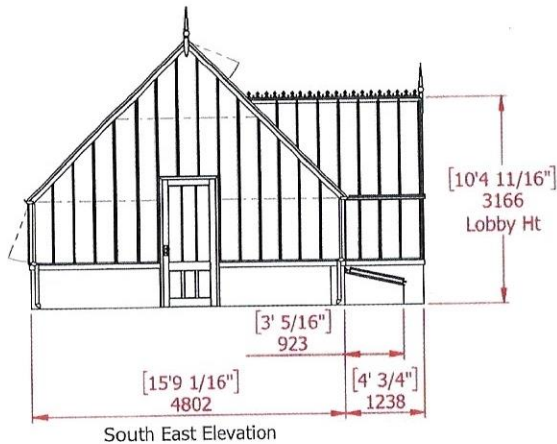
ALITEX [™]		TITLE	
GREENHOUSES AND CONSERVATORIES		GROUND PLAN - Freestanding 45° House With 315mm Bays With Extended Lobby	
DRAWN AS	DATE 30/11/2021	SCALE 1:50 @ A3	DWG NO. HOOV27946_GP
CHECKED 	CHECKED 	Sheet 5 of 5	
		CUSTOMER / ORDER No. Mr Hoover, 150 W. Boston Blvd 27946	

Third Angle Projection

IF IN DOUBT ASK

GROUND PLAN

ISSUED FOR BUILDING & DESIGN
SPECIFICATION HAS BEEN CONFIRMED



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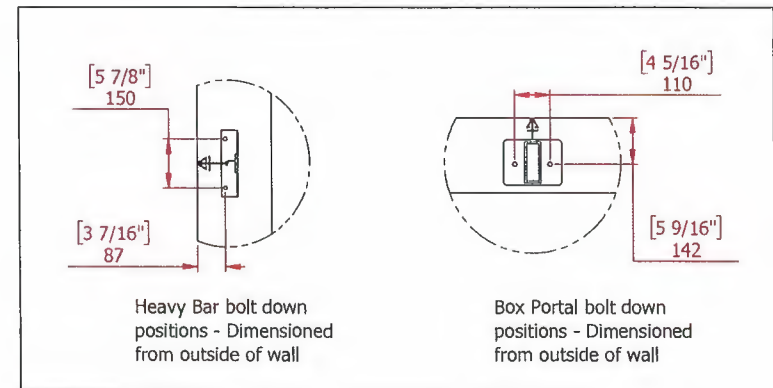
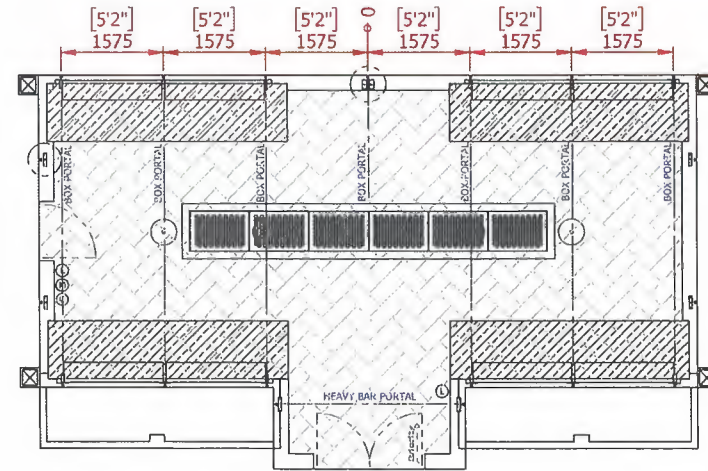
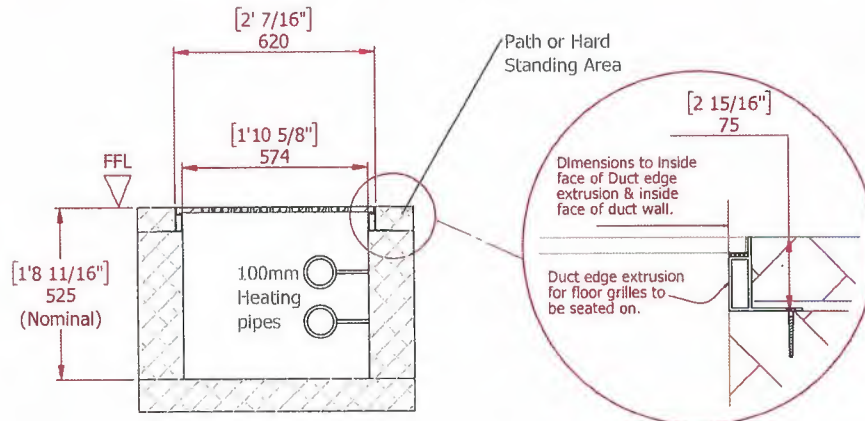
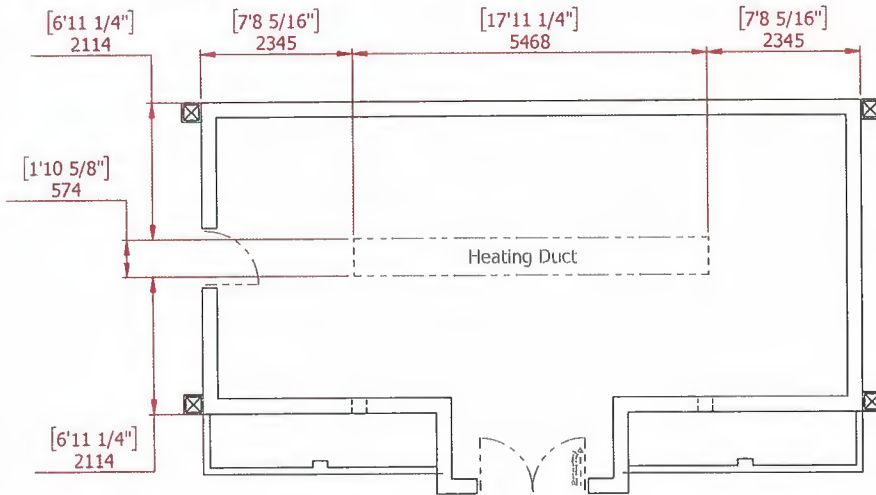
FFL
FINISH FLOOR LEVEL

SHADES

ALITEX™ GREENHOUSES AND CONSERVATORIES		TITLE: GROUND PLAN - Freestanding 45° House With 315mm Bays With Extended Lobby	
DRAWN AS	DATE 30/11/2021	SCALE 1:75 @ A3	DWG NO. HOOV27946_GP
CHECKED <i>[Signature]</i>	CHECKED <i>[Signature]</i>	CUSTOMER / ORDER NO. Mr Hoover, 150 W. Boston Blvd 27946	
		Sheet 3 of 5	Revision -

Third Angle Projection

IF IN DOUBT ASK



O/L = GUTTER OUT-LET
 DIMENSIONS IN MILLIMETRES (Imperial In Brackets)
 PLEASE SEE SEPERATE GROUND PLAN NOTES DOCUMENT.
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FFL
 ▽ FINISH FLOOR LEVEL

- ☒ DRAIN/GULLEY
- ⊙ GIFFORD LIGHT
- Ⓛ LIGHT SWITCH
- Ⓜ MOTOR POSITION

- ☒ PATH
- ☒ GRAVEL/SOIL
- ☒ BENCHING
- Ⓒ CONTOLLER

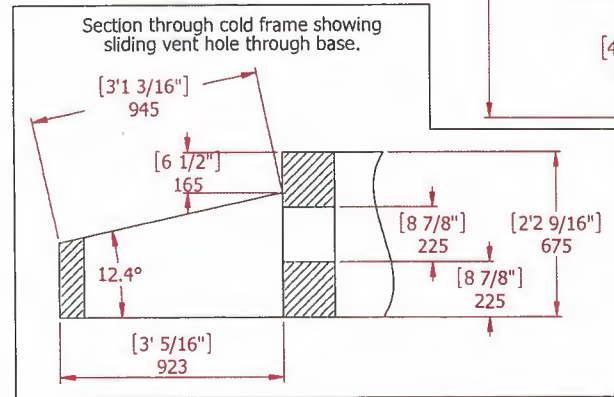
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CHECKED MJL	CHECKED Hm	CUSTOMER / ORDER No. Mr Hoover, 150 W. Boston Blvd 27946	
		Sheet 2 of 5	Revision -

 Third Angle Projection
IF IN DOUBT ASK

GROUND PLAN
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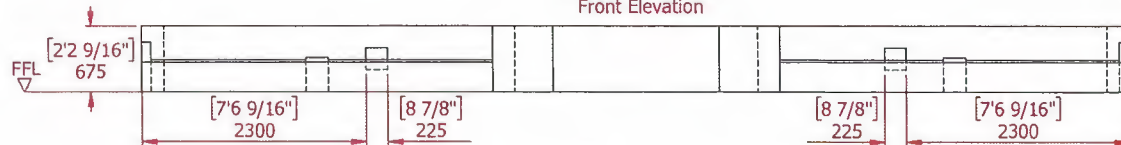
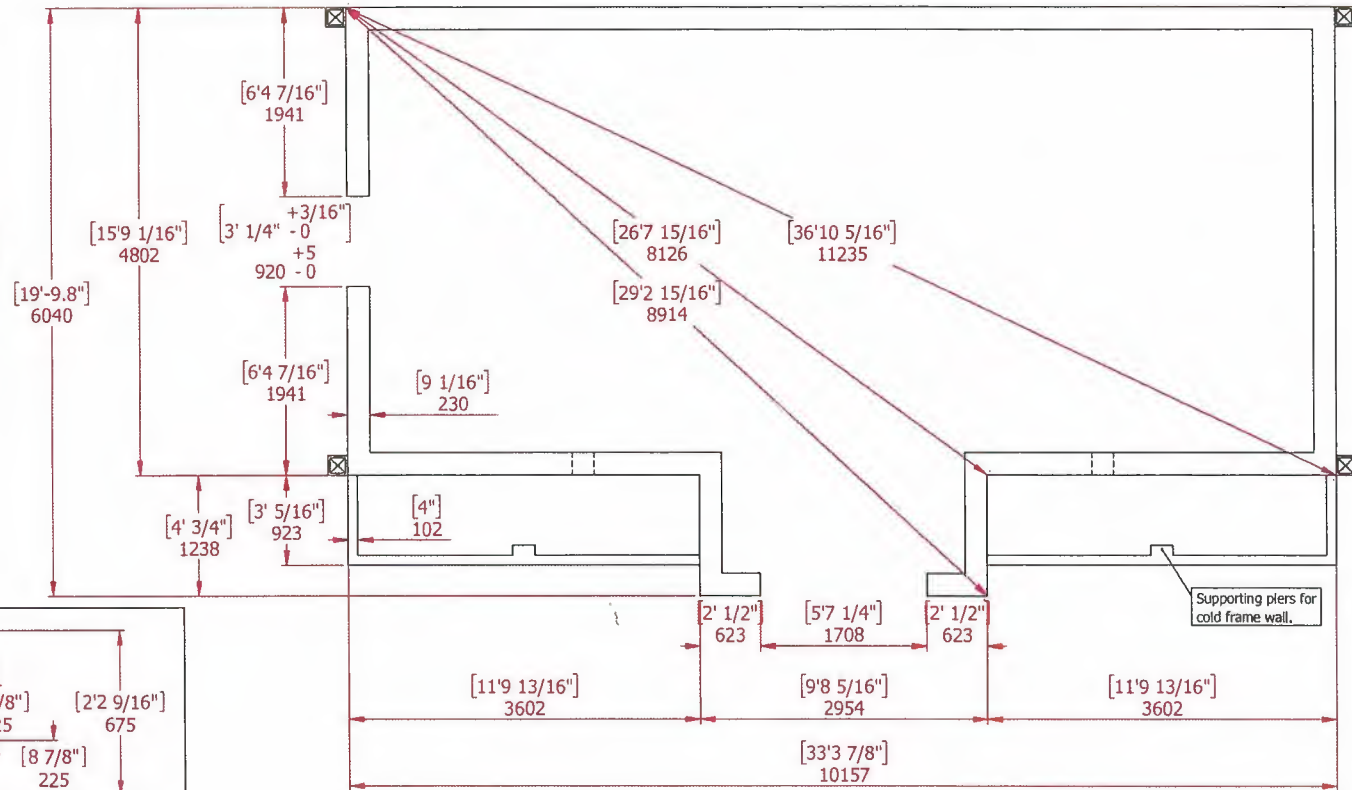
Supporting masonry walls to be laid properly bonded in Flemish Bond, English Bond or as agreed by the Structural Engineer. Do not use stack bond or stretcher bond with collar joint wall construction. Supporting masonry wall construction and workmanship to be in accordance with BS EN 1996 and BS EN 771. All bricks to have a minimum compressive strength of 20 MPa and water absorption between 7% and 12%. Mortar to be Strength Class M4 (Mortar Designation iii).






Gullies to be provided by builder as shown. these should go to surface drainage or to a soakaway.

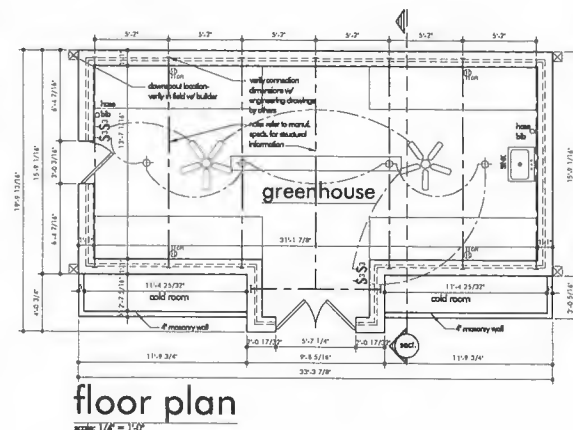
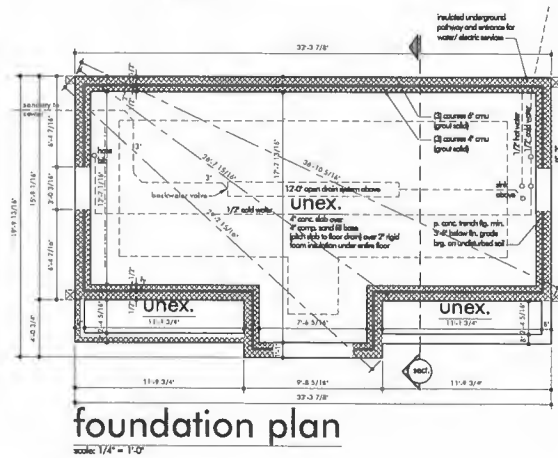
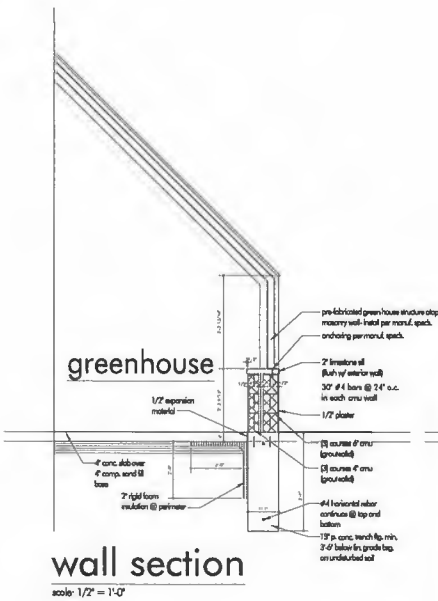
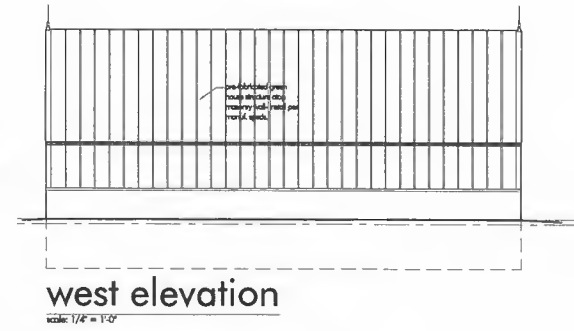
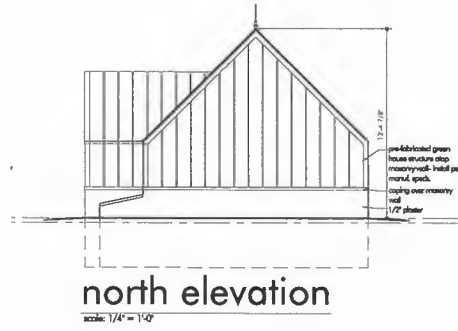
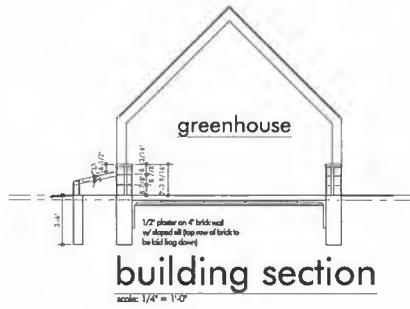
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☒ DRAIN/GULLEY

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DO NOT SCALE
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FIGURED DIMENSIONS
ONLY

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PINNACLE
DESIGN SERVICES, LLC
OWNER: RJ SCHAUER 586.630.2763
pinnacledesignservices@gmail.com

PROJECT:

HOOVER GREENHOUSE
DETROIT, MICHIGAN
CONTRACTOR
MOSEYER DOLAN
2725 HAWKOTA
ROYAL OAK, MICHIGAN
748.758.6514

ISSUED	DATE
CLIENT REVIEW	02.15.2022
PERMIT	04.11.2022

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