

HDC2023-00134

APPROVAL DOCUMENT – POST AT WORK LOCATION

CITY OF DETROIT
HISTORIC DISTRICT COMMISSION

2 WOODWARD, SUITE 808
DETROIT, MICHIGAN 48226

12/19/2023

CERTIFICATE OF APPROPRIATENESS

General Services Department
City of Detroit
115 Erskine Street
Detroit, MI 48201

**RE: Application Number HDC2023-00134; 795 Longfellow (Voigt Park); Boston-Edison Historic District
Project Scope: Install benches and trees**

Dear Applicant,

At the Regular Meeting that was held on December 13, 2023, 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 December 19, 2023, as it meets the Secretary of Interior’s Standards for Rehabilitation and the district’s Elements of Design:

- ***Install two (2) benches and eighteen (18) trees, per the submitted documents and drawings***

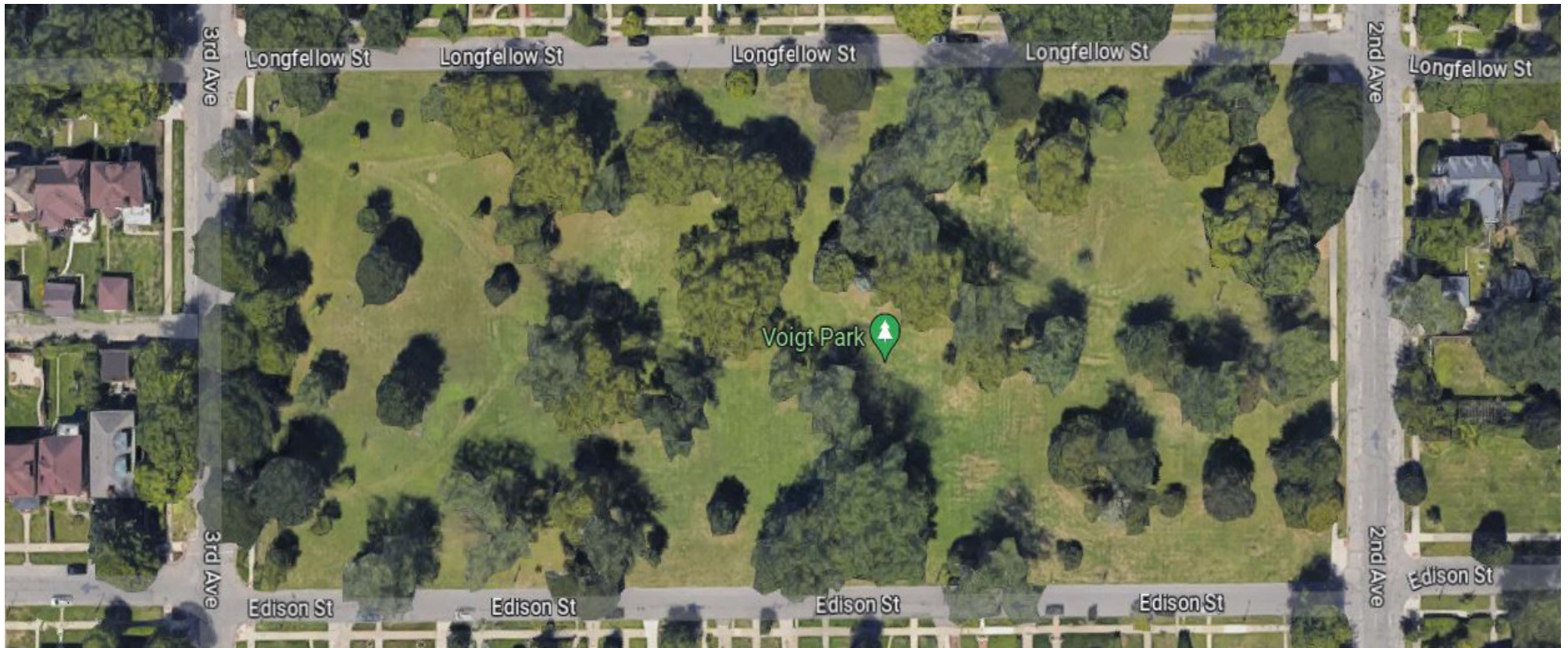
Please retain this COA for your files and post it at the subject property until work is complete. It is important to note that approval by the DHDC does not waive the applicant's responsibility to comply with any other applicable ordinances or statutes. If you have any questions regarding the foregoing,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

For the Commission:



Garrick B. Landsberg, Director

VOIGT PARK (795 LONGFELLOW ST) PARK IMPROVEMENTS



**HISTORIC DISTRICT COMMISSION
DECEMBER 13, 2023**



GENERAL SERVICES DEPARTMENT
**Parks & Recreation
Division**



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PARK AND PROJECT DESCRIPTION

Voigt Park was deeded to the City of Detroit for ornamental public recreation use in 1908. The park was drawn into the plat dated 1902.

Voigt Park (795 Longfellow St.) contains 6.790 acres of spacious open lawn filled with mature native hardwoods and informally planted trees and shrubs. There are no facilities other than 4 period light fixtures along Edison St. and Longfellow St.

The park is located in the Boston Edison Historic District, any plans for improvements are subject to permit review by the Historic District Commission. The park is deed and name restricted thereby protected from sale and renaming by reversionary clause.

The proposed site amenities and tree plantings to Voigt Park are intended to enhance the existing use of the park and provide more opportunities for enjoyment, and social interaction in the park. These improvements include installing (2) benches and (18) tree plantings.

The park improvements for Voigt involves an extensive community approach. Residents within the community, submitted a Donation Authorization Form expressing very descriptively what they would like to see in the park and the proposed benches and bicycle racks reflects that.

HISTORIC CONDITIONS

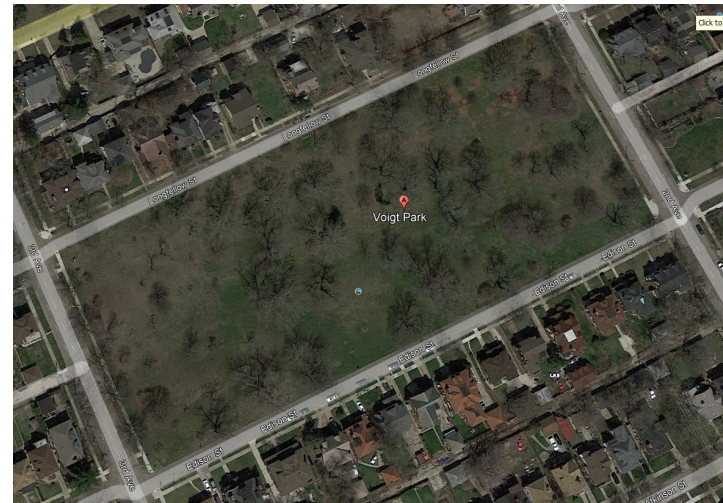
Voigt Park has primarily been an ornamental public park since 1908. During this time trees and shrubs were planted. A shelter building (bandshell) was once built in 1910 which hosted concerts and events. Other than that, Voigt Park has presented a historic character that the community embellishes.



From 1900s-1960s, the parkland was once developed with a bandshell, asphalt paths (1927), landscaping, and trees. Imagery. 1999

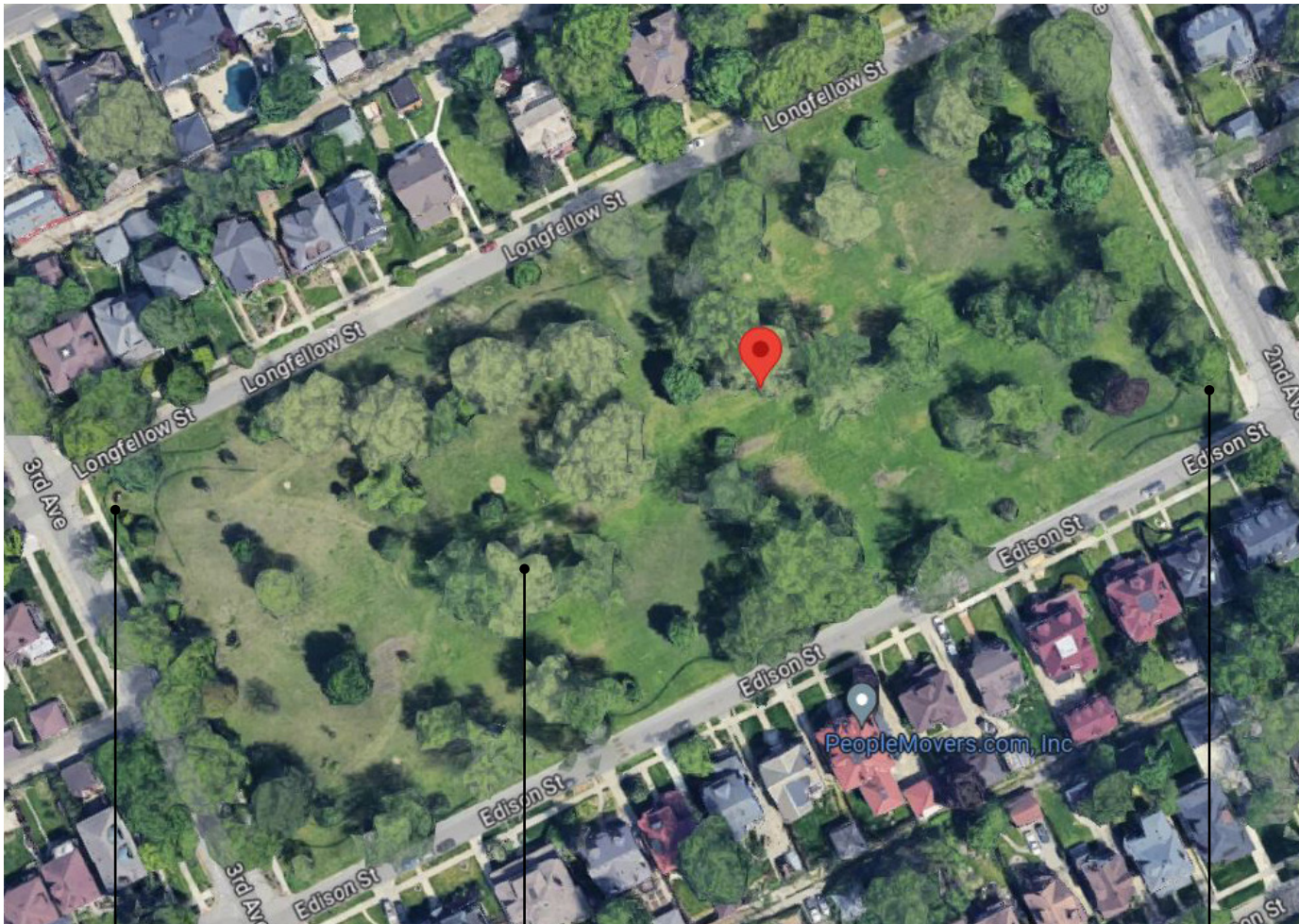


From 1960s- 2000, a number of trees became mature and a small playground set was installed but then removed.



In 2016, not much had changed. A number a mature trees remain with additional plantings.

EXISTING CONDITIONS



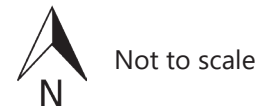
The most recent aerial from 2022 displays the existing conditions of the park. Voigt Park offers passive activities to the neighboring residents.

- Full street frontage on all 4 sides, but no sidewalks on 2
- Little to no amenities
- A number of mature trees
- Lack of ADA accessibilty within the park

HISTROIC
PARK SIGN

MATURE
TREE PLANTINGS

HISTROIC
PARK SIGN

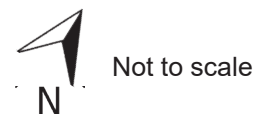
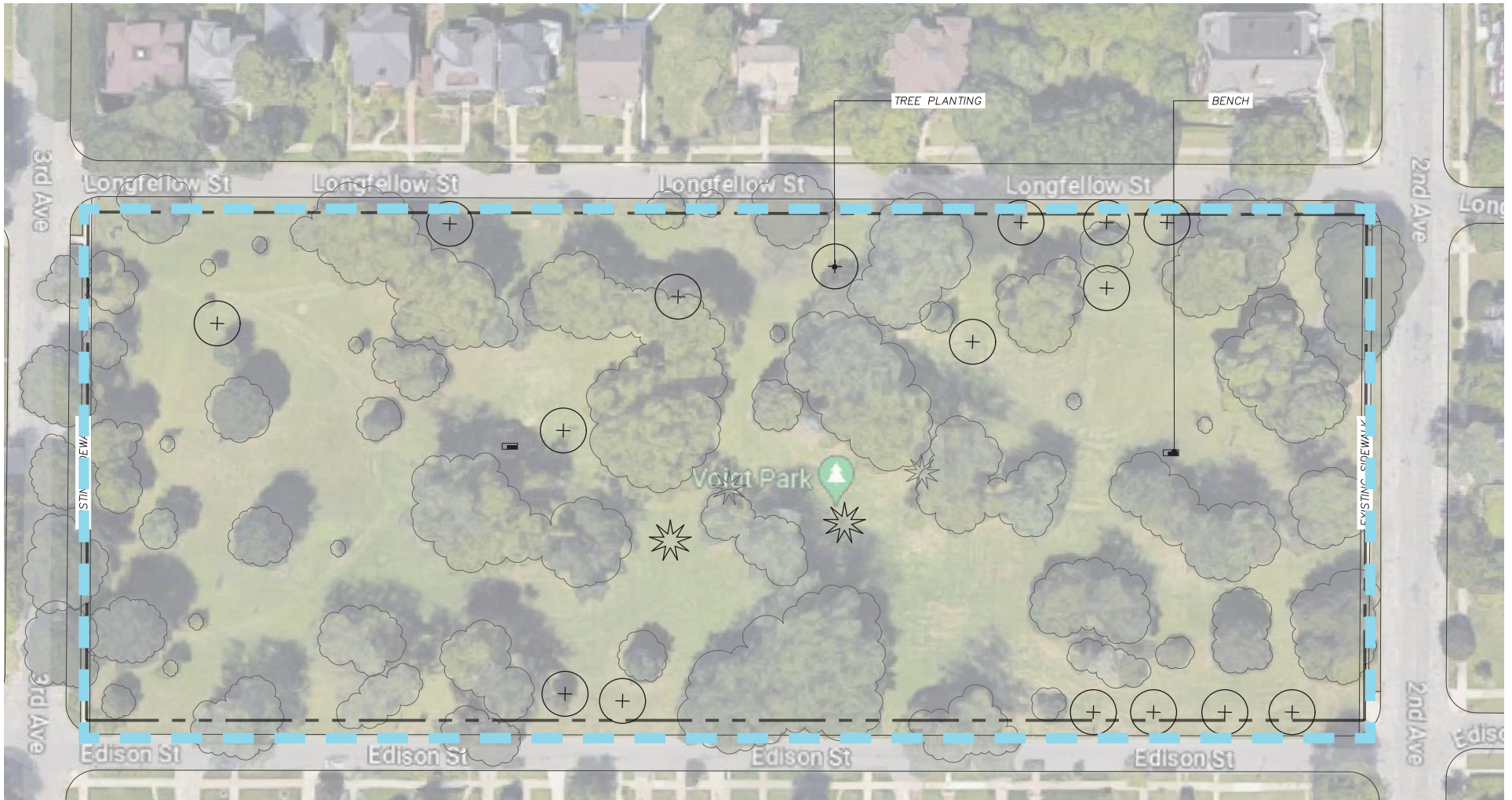


ELEMENTS OF DESIGN (EOD)

According to the City of Detroit Code of Ordinance Chapter 21 Sec. 21-2-2- Boston-Edison Historic District, the following elements of design (EOD). Please note only a shortened summary of the EOD is included below:

- (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 2 1/2 story houses.
- (2) **Proportion of buildings' front facades.** Proportion varies in the district, depending on the age, style, and location in a specific subdivision. Most houses are wider than tall, especially those in large or multiple lots east of the John C. Lodge Freeway.
- (3) **Proportion of openings within the facades.** Window 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. Facades have approx. 15 percent to 35 percent of their area glazed.
- (4) **Rhythm of solids to voids in front facades.** In buildings derived from Classical precedents, voids are usually arranged in a symmetrical and evenly-spaced manner within the facades.
- (5) **Rhythm of spacing of buildings on streets.** The spacing of the buildings is generally determined by the setback from the 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 10 feet to 15 feet from side lot lines.
- (6) **Rhythm of entrance and/or porch projections.** In those examples derived from Classical precedents, entrance and porches, if any, tend to be centered on the front facade. 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.
- (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.
- (9) **Relationship of color.** Natural brick colors, such as **red, yellow, brown, and buff**, predominate in wall surfaces. Natural stone colors also exist. Where stucco or concrete exist, it usually remains in its natural state, or is painted in a shade of cream. Roofs are in **natural colors**.
- (10) **Relationship of architectural details.** Architectural details generally relate to style. Neo-Georgian buildings display classic details, mostly in wood, and sometimes in stone.
- (11) **Relationship of roof shapes.** A variety of roof shapes exist in the district, depending on building style.
- (12) **Walls of continuity.** The major wall of continuity is created by the buildings with their uniform setbacks within the blocks.
- (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.
- (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.
- (15) **Scale of facade and facade 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.
- (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.
- (18) **Relationship of lot coverages.** 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 facade.** 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 facades with varying amounts of ornamentation.
- (20) **Orientation, vistas, overviews.** Most of the houses in the district have front entrances, which are oriented toward the streets running east-west.
- (21) **Symmetric 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 Voigt Park and Woodward Avenue's open space, has an urban, substantial, low density residential character.

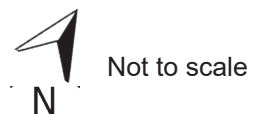
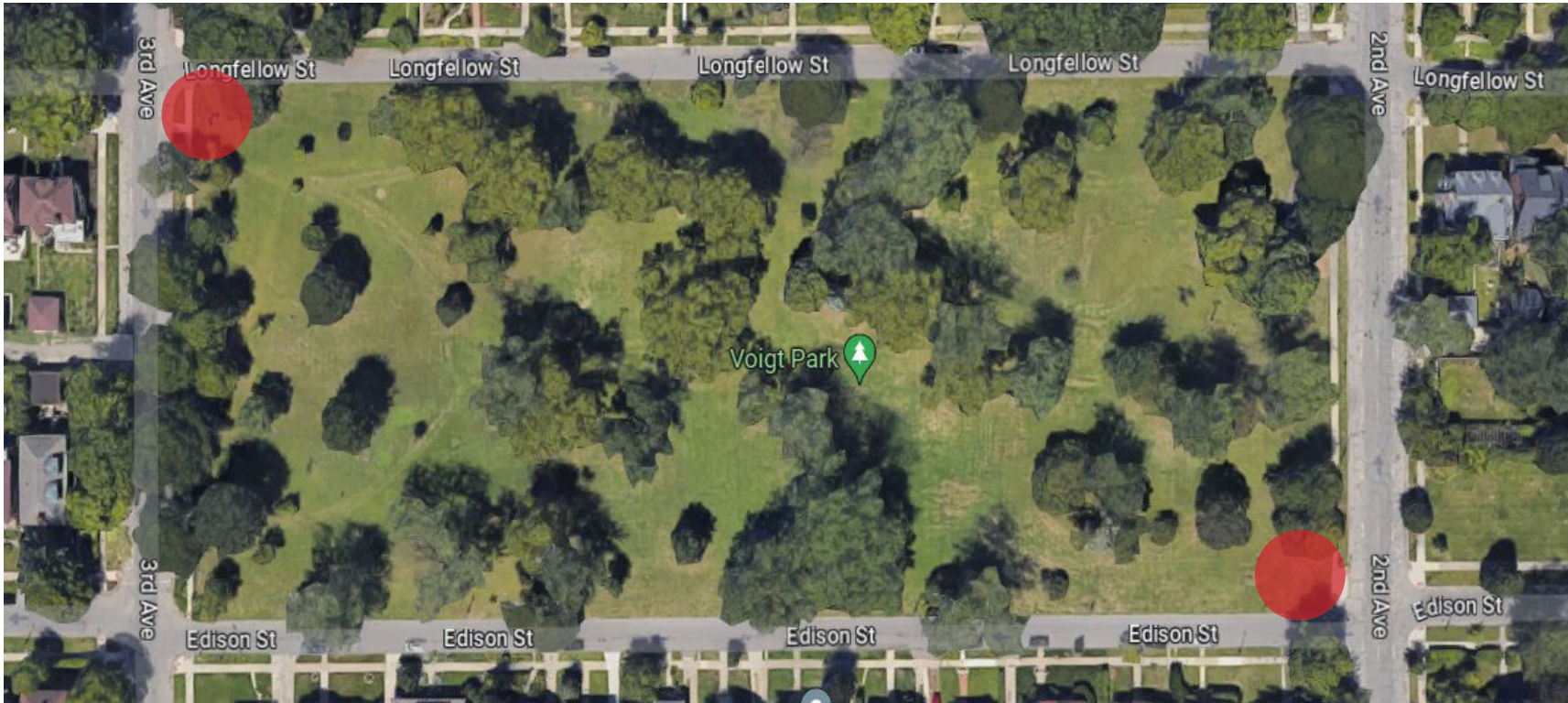
PROPOSED SITE PLAN



EXISTING PARK SIGNAGE

PARK SIGNAGE:

The park currently has two park signs shown on the map below in red. The park signs are not City of Detroit's typical park sign due to the historical significance. Therefore, the signs were created to fit the historical presence of the park.



EXISTING PARK CONDITIONS

EXISTING:

This park in the Boston-Edison Historic District is a spacious open lawn filled with a number of mature native hardwoods and informally planted trees and shrubs. There are no amenities other than trash barrels, dog bag stations, and 4 period light fixtures.



Full street frontage on all 4 sides but no sidewalks on 2 sides.



Open lawn with mature trees



A number of mature trees that make the park pleasant place to look at.



Existing (4) period light fixtures at the center of the park.

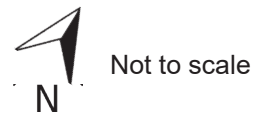
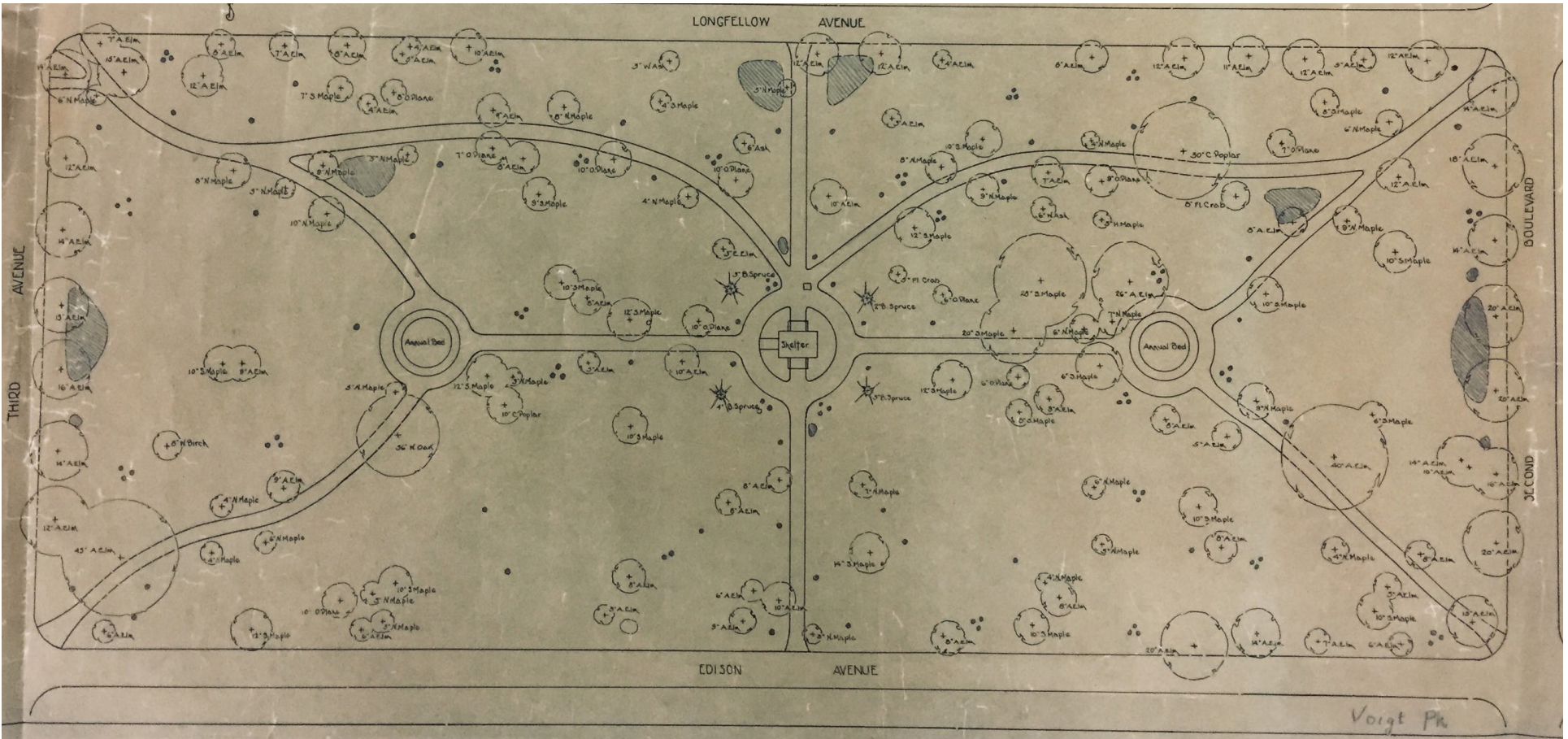


Existing dog bag stations for those who enjoy walking their pets in the park.

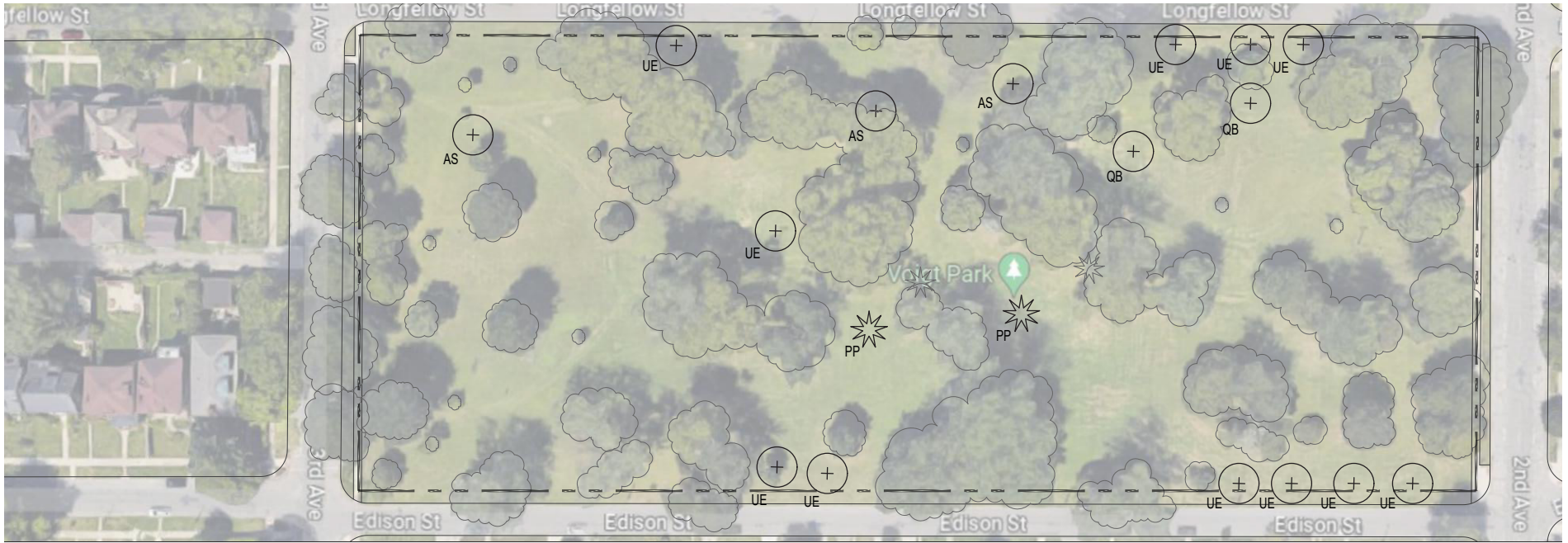
EXISTING/HISTORICAL PLANTING PLAN

EXISTING TREES:

The park is a well shaded with mature trees that started sometime in 1927 as shown below. Majority of the trees today are Elms and Maples with a few Oaks and London Planes. An asphalt walking path was installed in 1927.



PROPOSED PLANTING PLAN



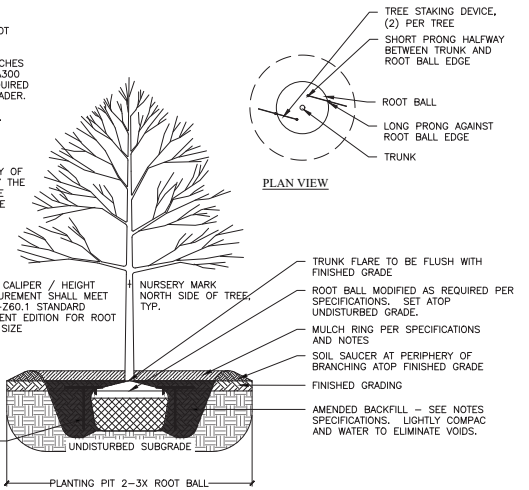
PLANT LIST							
SYMBOL	COMMON NAME	BOTANIC NAME	QTY	SIZE	ROOTBALL	ALTERNATE	QTY
⊕ AS	'GREEN MOUNTAIN' SUGAR MAPLE	ACER SACCHAURUM	3	2 1/2" CAL MIN.	B&B		
⊕ PP	COLORADO BLUE SPRUCE	PICEA PUNGENS	2	8'-12' TALL	B&B		
⊕ UE	'PRINCETON' ELM	ULMUS	11	2 1/2" CAL MIN.	B&B		
⊕ QB	SWAMP WHITE OAK	QUERCUS BICOLOR	2	2 1/2" CAL MIN.	B&B		

TREE SHALL CONFORM TO ANSI-Z60.1 STANDARD FOR SIZING, FORM, AND ROOT BALL CONDITION.

CONTRACTOR TO PRUNE BROKEN BRANCHES ONLY, PER SPECIFICATIONS AND ANSI A300 STANDARD, TO RESTORE PLANT TO REQUIRED QUALITY. DO NOT PRUNE CENTRAL LEADER.

TREE SHALL BE SET PLUMB AND TRUE. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING SAID CONDITION THROUGH WARRANTY PERIOD.

STAKING AND GUYING IS RESPONSIBILITY OF CONTRACTOR; SHALL BE MAINTAINED BY THE SAME; AND SHALL BE REMOVED BY THE SAME NO LATER THAN THE END OF THE WARRANTY PERIOD UNLESS OTHERWISE NOTED.



TREE STAKING DEVICE, (2) REQ'D. INSTALL BELOW LEVEL OF MULCH, ON OPPOSITE SIDES OF ROOTBALL PER MANUFACTURER'S INSTRUCTIONS.



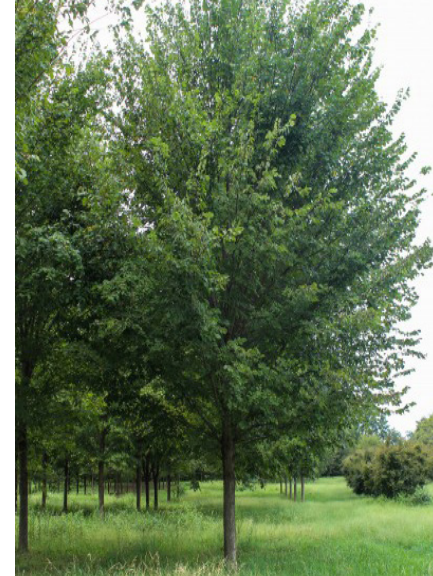
PROPOSED PLANT SELECTION



SUGAR MAPLE



COLORADO BLUE SPRUCE




'PRINCETON' ELM




SWAMP WHITE OAK

PROPOSED SITE AMENITIES PLAN

QUANTITIES				
SYMBOL	DESCRIPTION	TOTAL	UNIT	NOTES
	BENCH	2	EA	BENCHES TO BE INSTALLED ON GRAVEL




 Not to scale

PROPOSED PARK AMENITIES

PROPOSED AMENITIES:

The proposed site amenity for Voigt Park is City standard historical bench. The proposed two (2) benches will be initially installed on gravel then on concrete pads to meet accessibility standards. Once other improvements such as walkways are installed the benches will be installed on concrete pads. The benches will be placed under the existing light fixtures in the park to be functional, safe and suitable to the historic character of Voigt Park.



City of Detroit, GSD,
Historical Bench Standard

SCOPE OF WORK AND CUT SHEETS ATTACHED

VOIGT PARK

SPRING 2024 IMPLEMENTATION



GENERAL SERVICES DEPARTMENT
**Parks & Recreation
Division**

**Voigt Park
795 Longfellow St**

I. Site Amenities:

- a. Installation of all site amenities to be performed according to Manufacturer's and standard GSD Specifications and Details. Tack weld hardware on all new site amenities for added security. Locations are to be verified by the City Representative prior to excavation and installation.
- b. Provide and install two (2) benches, secured mounting on approximately 40 SF (4' x 10') gravel pad, at locations shown on the drawing.

II. Trees - Wayne County (21-22 and 22-23):

- a. Provide and install 18 trees at specified locations throughout the park. Installation for all trees to be performed as per GSD construction standards specifications, and details, and according to the supplier's installation instructions. Location to be verified by City Representative prior to excavation and installation.
 - i. 3 – *Acer saccharum*, 'Green Mountain' Silver Maple - 2 ½" caliper min.
 - ii. 2 – *Picea pungens*, Colorado Blue Spruce – 8'-12' tall.
 - iii. 11 – *Ulmus*, 'Princeton', Elm – 2 ½" caliper min.
 - iv. 2 – *Quercus bicolor*, Swamp White Oak – 2 ½" caliper min.

III. Site Restoration:

- a. The completion of the site restoration work shall include, but is not limited to the restoration of all areas disturbed by the construction work operations such as:
 - i. backfilling, all final lawn rough grading, finish fine grading of the lawn surfaces as specified in the preparation to install the hydro-seeding materials for lawn areas, the actual hydro-seeding and fertilization of the prepared approved turf lawn areas, protection of all fixed site improvements like fencing, trees, play structures, walk and other paved surfaces from any over-spray, clean-up following installation work, aeration, and fertilizing, and other maintenance and care necessary to produce a quality lawn including scarifying and re-application of any bare areas as required until the new turf is fully established.
 - ii. Confirm approval by City Representative and final clean-up of the Park to turn back over to the City, and all other items necessary to complete the job, whether specifically mentioned or implied. If the City Representative determines that top soil from this site or other project sites is acceptable topsoil the contractor may be allowed to reuse the acceptable topsoil as backfill material for site restoration.

IV. Mobilization:

- a. Mobilization will be paid for on a contract lump sum basis. Price paid shall be payment in full for all labor, material, and equipment necessary for all preparatory work and operations, including, but not limited to, those necessary for the movement of personnel, equipment, supplies, tools and any other incidentals that are required to project site; and any other facilities necessary to undertake the work on the project; and for other work and operations, which must be performed, or for expenses incurred, prior to beginning work on the various contract items at the project sites. This item shall also include preconstruction costs, exclusive of bidding costs, which are necessary direct costs to the project and are of a general nature rather than directly attributable to other pay items under the contract. The price paid shall be payment in full for Mobilization throughout the progress of the project work until completed.

V. Layout & Field Survey:

- a. Layout and field survey will be contractor's responsibility. Price shall be contractor's responsibility to lay out all site elements, mark all field locations, set grades and review with City Representative for approval.

VI. Bonds & Insurance:

- a. Contractor shall secure bonding and insurance required for this project, per General Conditions. Bonds and insurance shall be maintained for the duration of the project until closeout, final acceptance, and final payment.

VII. General Conditions:

- a. General Conditions will be paid for at the Contract lump sum basis for work at all the various sites. Price paid shall be payment in full for General Conditions items & work throughout the progress of the Project Work, until completed.

VIII. Miscellaneous & Close-Out Work:

- a. Price paid shall be payment in full for all submittals, testing, labor, material, layout and equipment necessary for the completion to the full satisfaction of the City of the work required by this Project not otherwise included in a pay item listed above, and for the preparation and submittal to the City of all manufacturer warranties, required test results, other miscellaneous required documents, final permit clearances, maintenance manuals and manufacturer data as may be required within individual specification sections of the Contract Documents, completion of any and all "punch list" work to satisfaction and acceptance of the City, "As Built" drawings given to the City Representative as a complete package and Final Waivers from all subcontractors and suppliers, release of Surety, and a final Sworn Statement.

- End of Scope of Work