

# DHDC 24-00021

## APPROVAL DOCUMENT – POST AT WORK LOCATION

CITY OF DETROIT  
HISTORIC DISTRICT COMMISSION

2 WOODWARD, SUITE 808  
DETROIT, MICHIGAN 48226

02/13/2024

### CERTIFICATE OF APPROPRIATENESS

Daniel Westenburg  
Progressive AE, Inc.  
2937 East Grand Boulevard  
Detroit, MI 48202

**RE: Application Number 24-00021; 1475 Randolph (Beatrice Buck’s Paradise Valley Park) and Gratiot Plaza (Adjacent to 1407 Randolph); Madison-Harmonie Park Historic District**

Dear Applicant,

At the Regular Meeting that was held on February 7, 2024, 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 February 13, 2024, as it meets the Secretary of Interior’s Standards for Rehabilitation and the district’s Elements of Design:

#### Beatrice Buck’s Paradise Valley Park

##### Hardscape

- Repair and replace perimeter concrete sidewalk with concrete sidewalk where needed.
- Stone walls: Cleaned, mortar replaced, and re-pointed to restore to original condition.
- Terrazzo Historic Paver Medallions (Artist Hubert Massey): Featuring historical figures of Paradise Valley, are to be cleaned and remain in place.
- Interior Park Pavers: Where cracked, will be replaced and repaired, power-washed to refresh.
- Stairs and Handrails: To be removed and replaced per Americans with Disabilities Act (ADA) standards. Handrail downlights would illuminate the stairs between dusk and dawn hours.
- Install 16 feet x 24 feet modular aluminum stage expansion over existing concrete stage. (Future phase)

##### Plantings

- Retain all existing trees. Remove all existing ivy from the upper canopy of all trees to the lower branches. Prune all dead wood, broken branches, as required, consulting with a certified arborist.
- Remove all English ivy from base of trees, walls, lights, and other vertical elements where ivy is undesired.
- Install new planter pots for landscaping per attached drawings.
- Install new annuals, perennials, bulbs and grasses in coordination with the City’s General Services Department (GSD).
- Planting areas will be covered with a minimum of 4” of shredded hardwood bark mulch.

##### Other Park Changes (per submitted drawings)

- Perimeter Pole Luminaires: Acorn top lights to remain, upgrade to LED fixtures. Ornamental fluted poles and bases to be re-painted. Where fixtures are damaged, will be replaced in kind.
- 100W and 300W projection lighting to be installed for Paradise Valley image projections onto nearby buildings at: 267 Grand River Avenue, 1465 Center Street, and sidewalk adjacent and interior to Park (not in roadway).
- Install new festoon lighting and poles.
- Interior up-lights in pavers, wall washers, and tree up-lights would be removed and replaced with LED fixtures, as well as the light under the concrete stage.
- Interior black sawtooth sculpture would be cleaned and relocated into the northerly planting island of the

- park. The water blade fountain would remain in place.
- Sound speakers, furniture, and litter receptacles would be removed and replaced per attached details.
- Michigan Registered Historic Site Markers “Germantown” and “The Harmonie Club” would remain, as well as Detroit Recreation Departments’ “Beatrice M. Buck” Paradise Valley Park marker.
- The Mo-Go electric bike station would remain in place.
- Replace power pedestals with Legrand 30A and 20A GFI receptacles for food truck plug-ins and device charging stations.

**Gratiot Plaza**

**Hardscape**

- Repair and replace perimeter concrete sidewalk with concrete sidewalk where needed.
- Stairs and Handrails: To be removed and replaced per Americans with Disabilities Act (ADA) standards. Handrail downlights would illuminate the stairs between dusk and dawn hours.
- Interior up-lights in pavers, wall washers, and tree up-lights would be removed and replaced with LED fixtures.
- Replace power pedestals with Legrand 30A and 20A GFI receptacles for food truck plug-ins and device charging stations.

**Plantings**

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- Install new annuals, perennials, bulbs and grasses in coordination with City’s GSD.
- Planting areas will be covered with a minimum of 4” of shredded hardwood bark mulch

**Other Park Changes**

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- Interior up-lights in pavers, wall washers, and tree up-lights would be removed and replaced with LED fixtures.
- Install new festoon lighting and poles.

*The Certificate of Appropriateness is issued with the following conditions:*

- ***The signage plan be reviewable by staff for appropriateness or returned to the Commission for further review.***

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](mailto:hdc@detroitmi.gov).

For the Commission:



Daniel Rieden  
Detroit Historic District Commission