



HISTORIC DISTRICT COMMISSION NOTICE OF DENIAL

City of Detroit - Planning & Development Department
2 Woodward Avenue, Suite 808
Detroit, Michigan 48226

Notification Date: 02/20/25

Application Number: HDC2025-00036

APPLICANT & PROPERTY INFORMATION

NAME: Steven Flum

COMPANY NAME: Steven Flum, Inc.

ADDRESS: 3105 Holbrook

CITY: HAMTRAMCK

STATE: MI

ZIP: 48212

PROJECT ADDRESS: 808-816 Virginia Park Ave.

HISTORIC DISTRICT: New Center Area

SCOPE:

Erect two multi-family dwellings, each three stories in height, with associated parking and landscaping.

DENIED

At the Regular Meeting that was held on 02/12/25 , the Detroit Historic District Commission (“DHDC”) reviewed the above-referenced application. Pursuant to Section 5(1) and 9(1) of the Michigan Local Historic District Act, as amended, being MCL 399.205 (1), MCL 399.209 (9) and Sections 21-2-78 and 21-2-80 of the 2019 Detroit City Code; the DHDC hereby issues a Denial for the following work, effective on 02/19/25 , as it will be inappropriate according to the Secretary of Interior’s Standards for Rehabilitation and the district’s Elements of Design:

REASON FOR DENIAL:

- The proposed new building requires a typology and massing that is contrary to the defined characteristics of Virginia Park Avenue, which is universally characterized by substantial single-family dwellings set off by spacious lawns.
- The new work, while differentiated from the older houses, is incompatible with the massing, size, scale and architectural features established by the existing Virginia Park Avenue historic context.
- Based on the historic context on Virginia Park, the proportion of the front façade should appear taller than wide or wider than tall, with an overall neutral appearance. The proposed attached dwellings are substantially wider than tall, very far from neutral.
- Cement panels with metal reveal trim are not reasonably related to a historic material precedent on Virginia Park Avenue. The extensive use of these modern panels on these proposed buildings makes them the default primary expression and substantially at odds with the historic context.
- The proposal does not incorporate “ornate” architectural detailing as specifically called out in the Elements of Design for Virginia Park.
- Flat roofs are not compatible with the existing character of Virginia Park, which is universally marked by pitched and complex roof forms of various types.
- The proposed setback does not align with the wall of continuity and the existing rhythm of established setbacks of the Virginia Park Avenue historic corridor.
- The scale of the facades in the proposal are not compatible with the scale/complexity of the facades on the historic buildings along Virginia Park.
- The directional expression of the proposed front elevations is not compatible with the overall “neutral” directional expression of the houses on Virginia Park.
- The degree of complexity in the facades of the existing houses on Virginia Park requires a similar complexity in a historically compatible new structure, independent of the style, very important, which is not achieved by the proposal.
- The proposal is not compatible with the general environmental character of Virginia Park Avenue, which is marked by large residences set off on lawns in a lower density setting.

FAILURE TO MEET STANDARDS:

The Standards for Rehabilitation (codified in 36 CFR 67 for use in the Federal Historic Preservation Tax Incentives program) address the most prevalent treatment. "Rehabilitation" is defined as "the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values."

As stated in the definition, the treatment "rehabilitation" assumes that at least some repair or alteration of the historic building will be needed in order to provide for an efficient contemporary use; however, these repairs and alterations must not damage or destroy materials, features or finishes that are important in defining the building's historic character.

The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

Failure to meet standards: 1, 9

Corresponding Standard numbered below:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment
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.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
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.

FAILURE TO MEET ELEMENTS OF DESIGN:

Failure to meet Elements of Design: 2, 7, 10, 11, 12, 15, 16, 17, 19, 22

Corresponding design element numbered below:

1. Height.	12. Walls of continuity.
2. Proportion of building's front façades.	13. Relationship of significant landscape features and surface treatments.
3. Proportion of openings within the façade.	14. Relationship of open space to structures.
4. Rhythm of solids to voids in front façade.	15. Scale of façade and façade elements.
5. Rhythm of spacing of buildings on streets.	16. Directional expression of front elevations.
6. Rhythm of entrance and/or porch projections.	17. Rhythm of building setbacks.
7. Relationship of materials.	18. Relationship of lot coverages.
8. Relationship of textures.	19. Degree of complexity within the façade.
9. Relationship of colors.	20. Orientation, vistas, overviews.
10. Relationship of architectural details.	21. Symmetric or asymmetric appearance.
11. Relationship of roof shapes.	22. General environmental character.

If you have any questions regarding the above, please contact staff at 313-224-1762 or hdc@detroitmi.gov.

For the Commission:



Daniel Rieden
Senior Clerk to the Historic District Commission

PSR: 250220GL

APPEALS PROCESS

The application may be resubmitted for the Historic District Commission's review when suggested changes have been made that address the cited reasons for denial, if applicable. Please be advised that, in accordance with MCL 399. 211 and Section 21-2-81 of the 2019 Detroit City Code, an applicant aggrieved by a decision of the DHDC 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
Phone: 517-335-0665 E-mail: stuckeyj@michigan.gov

PROJECT SCOPE OF WORK:

NEW CONSTRUCTION OF 21-UNIT RESIDENTIAL STACKED MULTI-FAMILY DEVELOPMENT AT 808/816 VIRGINIA PARK WITHIN THE NEW CENTER AREA HISTORIC DISTRICT. VACANT LOTS TO BE COMBINED PROPERTIES, 816 VIRGINIA PARK. AS PROPOSED DEVELOPMENT. PARKING WILL BE ENCLOSED WITHIN SHARED 2-CAR GARAGES ON GRADE LEVEL AND COVERED SURFACE SPACES ON SITE. THE DEVELOPMENT CONSISTS OF (2) INDIVIDUAL BUILDING STRUCTURES UPON ONE SITE. THREE-STORY RESIDENTIAL BUILDINGS ARE WOOD FRAME CONSTRUCTION WITH AUTOMATIC SPRINKLER SYSTEM. EACH FRONT BUILDING ENTRY WILL ACCESS 3-UNITS, 1 PER FLOOR. SITE WORK CONSISTS OF NEW WALKWAYS, CONCRETE DRIVE, TRASH ENCLOSURE AND LANDSCAPING.

LEGAL DESCRIPTION

816 VIRGINIA PARK = ALL OF LOT 32 AND A PORTION OF LOT 31, 25 FEET EAST OF NORTH VIRGINIA PARK OF "PEERLESS ADDITION NO. 3 SUBDIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN LIBER 18, PAGE 40 OF PLATS, WAYNE COUNTY RECORDS 4/80. DESCRIBED AS THE WEST LINE OF 3RD AVENUE 75' X 163'.

PARCEL #04001907 VIRGINIA PARK TOWNES

808 VIRGINIA PARK = LOT 33, NORTH VIRGINIA PARK OF "PEERLESS ADDITION NO. 3 SUBDIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN LIBER 18, PAGE 40 OF PLATS, WAYNE COUNTY RECORDS 4/80. DESCRIBED AS THE WEST LINE OF 3RD AVENUE 50' X 163'.

PARCEL #04001908 DETROIT LAND BANK PROPERTY

SITE DATA

VACANT, NO EXISTING STRUCTURES

PARCEL AREAS:

816 VIRGINIA PARK: 12,225 SF (EXISTING) (0.2806 ACRE)
 808 VIRGINIA PARK: 8,150 SF (EXISTING) (0.1871 ACRE)

COMBINED PARCELS CONTAINING 0.4677 ACRES OF LAND.

816 VIRGINIA PARK COMBINED

LOT SIZE: 125' x 163'
 20,375 SF (0.4677 ACRE)
 LOT AREA MINIMUM: 7,000 SF MAX < 20,375 SF OK
 WIDTH MINIMUM: 70' < 125' OK
 SETBACKS:

BUILDING 1 VIRGINIA PARK

FRONT MINIMUM: 20' MIN. > 16' PROPOSED, **BZA VARIANCE REQUESTED, DEFICIENT 4'-0"**
 REAR MINIMUM: 30' MIN. > 25' (15'+10' OF 1/2 OF ALLEY) PROPOSED, **BZA VARIANCE REQUESTED, DEFICIENT 5'-0"**
 SIDE YARD FORMULA A: (BUILDING DEPTH + 2 x HEIGHT)/15 = 70' + 80'/15 = 10' MIN. = 10' PROPOSED
 HEIGHT MAXIMUM: NO REQUIREMENT, **TOP OF PARAPET = 40'-0"**

BUILDING 2 3RD AVENUE

FRONT MINIMUM: 20' MIN. > 10' PROPOSED, **BZA VARIANCE REQUESTED, DEFICIENT 10'-0"**
 REAR MINIMUM: 30' MIN. < 45' PROPOSED
 SIDE YARD FORMULA A: (BUILDING DEPTH + 2 x HEIGHT)/15 = 70' + 80'/15 = 10' MIN. < 25' (15'+10' OF 1/2 OF ALLEY) PROPOSED
 HEIGHT MAXIMUM: NO REQUIREMENT, **TOP OF PARAPET = 40'-0"**

RECREATIONAL SPACE REQUIRED (RSR): 0.12 x 22,050 GSF = 2,646 SF MIN.

UNIT PRIVATE BALCONIES (14) x 69 SF: **966 TOTAL SF**
 RESIDENCE RECREATION SPACE: 2,646 SF MINIMUM > 966 SF (69 SF/UNIT x 14 UNITS), **DEFICIENT 1,680 SF BZA VARIANCE REQUESTED**

BUILDING DATA:

10,290 GSF 2ND FLOOR (7 UNITS)
 10,290 GSF 3RD FLOOR (7 UNITS)
 7,350 GSF GRADE FLOOR (7 UNITS)
 2,940 GSF ATTACHED GARAGES

TOTAL 30,870 GSF BUILDING GROSS SF
 27,930 NSF RESIDENTIAL NET SF

LOT COVERAGE PROPOSED: 10,290 GSF/20,375 GSF = 0.50 (50%)

FLOOR AREA RATIO (FAR): 0.70 x 20,375 SF (LOT AREA) = 14,262 SF MAX < 28,530 SF
DEFICIENT 14,268 SF - BZA VARIANCE REQUESTED

OFF STREET PARKING: 21 UNITS x 0.75 SPACES/DWELLING UNIT = 15.75
 16 SPACES MINIMUM < 18 SPACES PROVIDED

816 VIRGINIA PARK REQUIRED (R-2) = *NOTE: BUS RAPID TRANSIT ON WOODWARD AVENUE 0.34 MILES DISTANCE. SPECIAL DISTRICT ALLOWS A PARKING REDUCTION FOR THIS AREA; MINIMUM PARKING 0.75 PER DWELLING UNIT. THEREFORE-

TOTAL PARKING REQUIRED: **16 SPACES MINIMUM**

ACCESSIBLE PARKING REQUIRED: 1 SPACE REQUIRED = 1 PROVIDED (1 PER BARRIER FREE UNIT)

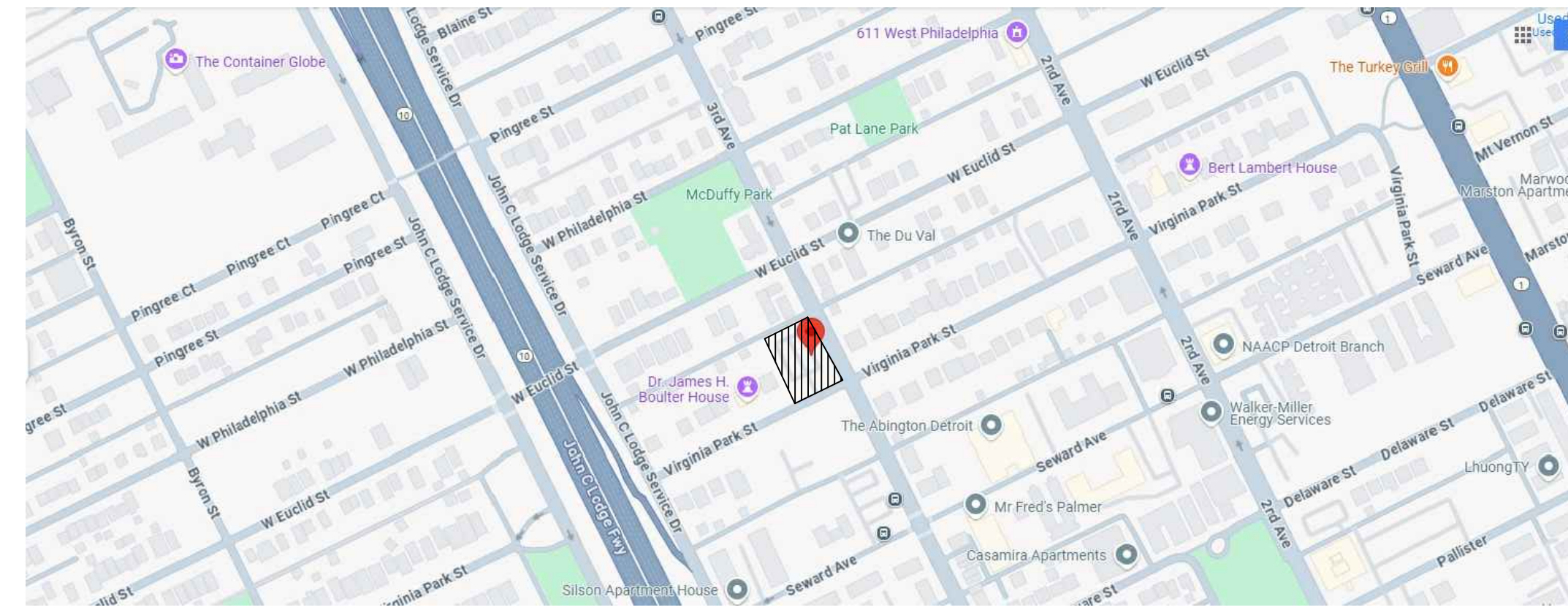
TOTAL PARKING PROVIDED: 14 GARAGE SPACES + 4 SURFACE CARPORT SPACES = 18 SPACES (17 SPACES + 1 BF/ VAN ACCESSIBLE)

LOADING AREA: 0 REQUIRED PER FOR PARKING LESS THAN 25 SPACES

BUILDING CODE REVIEW

APPLICABLE CODES: 2015 MICHIGAN BUILDING CODE
 2009 ICC A117.1 ACCESSIBLE CODE
 2015 NFPA1 FIRE PREVENTION AND PROTECTION CODE
 2015 PLUMBING CODE
 2015 MICHIGAN PLUMBING CODE
 2015 MICHIGAN MECHANICAL CODE
 2017 NATIONAL ELECTRICAL CODE
 2019 DETROIT CITY CODE PART IV, CHAPTER 8
 2015 MICHIGAN ENERGY CODE

PROPOSED USE GROUP: R-2 RESIDENTIAL MULTI-FAMILY
 PROPOSED OCCUPANCY: APARTMENT HOUSE
 CONSTRUCTION TYPE: VA (NON-COMBUSTIBLE UNPROTECTED), SPRINKLED

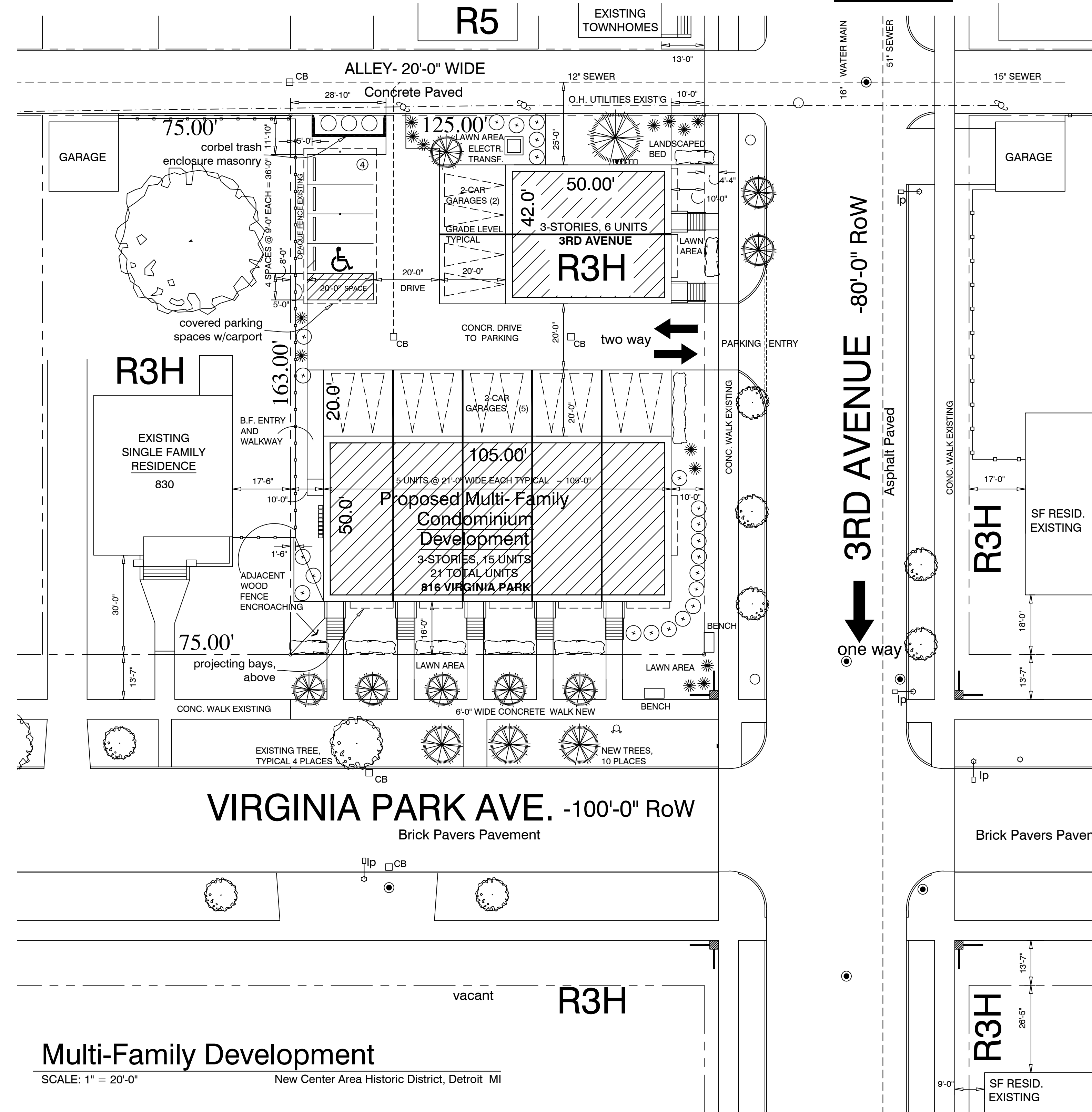


Location Map
 NO SCALE

LEGEND

- COMBINED STORM/SANITARY SEWER
- OVERHEAD ELECTR.
- WATER
- GAS
- LIGHT POLE
- UTILITY POLE
- CATCH BASIN
- FIRE HYDRANT
- PERSONHOLE
- EXISTING GRADE
- NEW GRADE

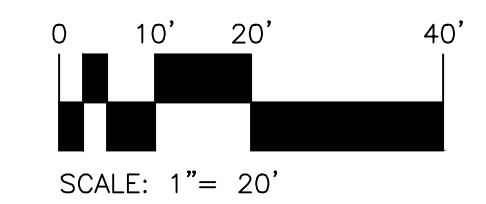
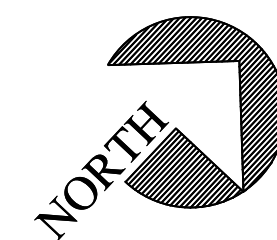
NOTE: MATCH EXISTING GRADES WHERE NO PROPOSED GRADES ARE SHOWN



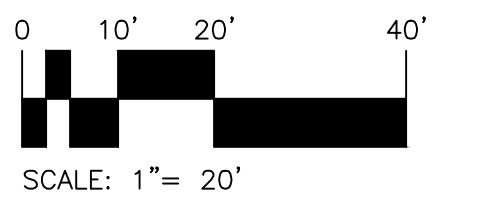
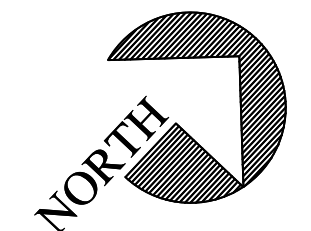
Multi-Family Development

SCALE: 1" = 20'-0" New Center Area Historic District, Detroit MI

VIRGINIA PARK CONDOMINIUMS
 Proposed multi-family development
 Proposed overall site plan



VIRGINIA PARK APARTMENTS
Proposed multi-family development
Existing Conditions site demolition plan



PROPOSED RENOVATION KEY

Site Demolition Notes

- 1 EXISTING IVY/TREES AND VEGETATION IN PLACE TO REMOVE ALONG ENTIRE SITE WITHIN PROPERTY BOUNDARY.
- 2 EXISTING CONDITIONS TO REMAIN.
- 3 REMOVE CONCRETE PAVING, ROW CURBS AND SIDEWALK AT SOUTH BOUNDARY ONLY AND CONCRETE DRIVES/CURB CUTS EXISTING AT ALL LOCATIONS SHOWN.
- 4 EXISTING CATCH BASIN INTACT, CROCK, TRAP AND UNDERGROUND CONNECTIONS TO REMOVE ENTIRELY. CAP AT SEWER WITHIN ALLEY PRIOR TO DEMOLITION.
- 5 AREA OF PREVIOUS BUILDING FOUNDATIONS POSSIBLE. ASSESS FOLLOWING SURFACE DEMOLITION.
- 6 EXISTING CONCRETE RETAINING KNEE WALL TO DEMOLISH ALONG ALLEY, INCLUDING FOOTINGS WITHIN PROPERTY BOUNDARY ONLY. THAT EXISTING ADJACENT WEST TO RETAIN. REMOVE FOLLOWING SITE EXCAVATION, CLEARING.

LEGEND

- COMBINED STORM/SANITARY SEWER
- - - OVERHEAD ELECTR.
- - - WATER
- - - GAS
- LIGHT POLE
- UTILITY POLE
- CATCH BASIN
- FIRE HYDRANT
- PERSONHOLE
- EXISTING GRADE
- NEW GRADE

NOTE: MATCH EXISTING GRADES WHERE NO PROPOSED GRADES ARE SHOWN



LOOKING NORTHEAST ALONG VIRGINIA PARK



LOOKING NORTHWEST FROM VIRGINIA PARK



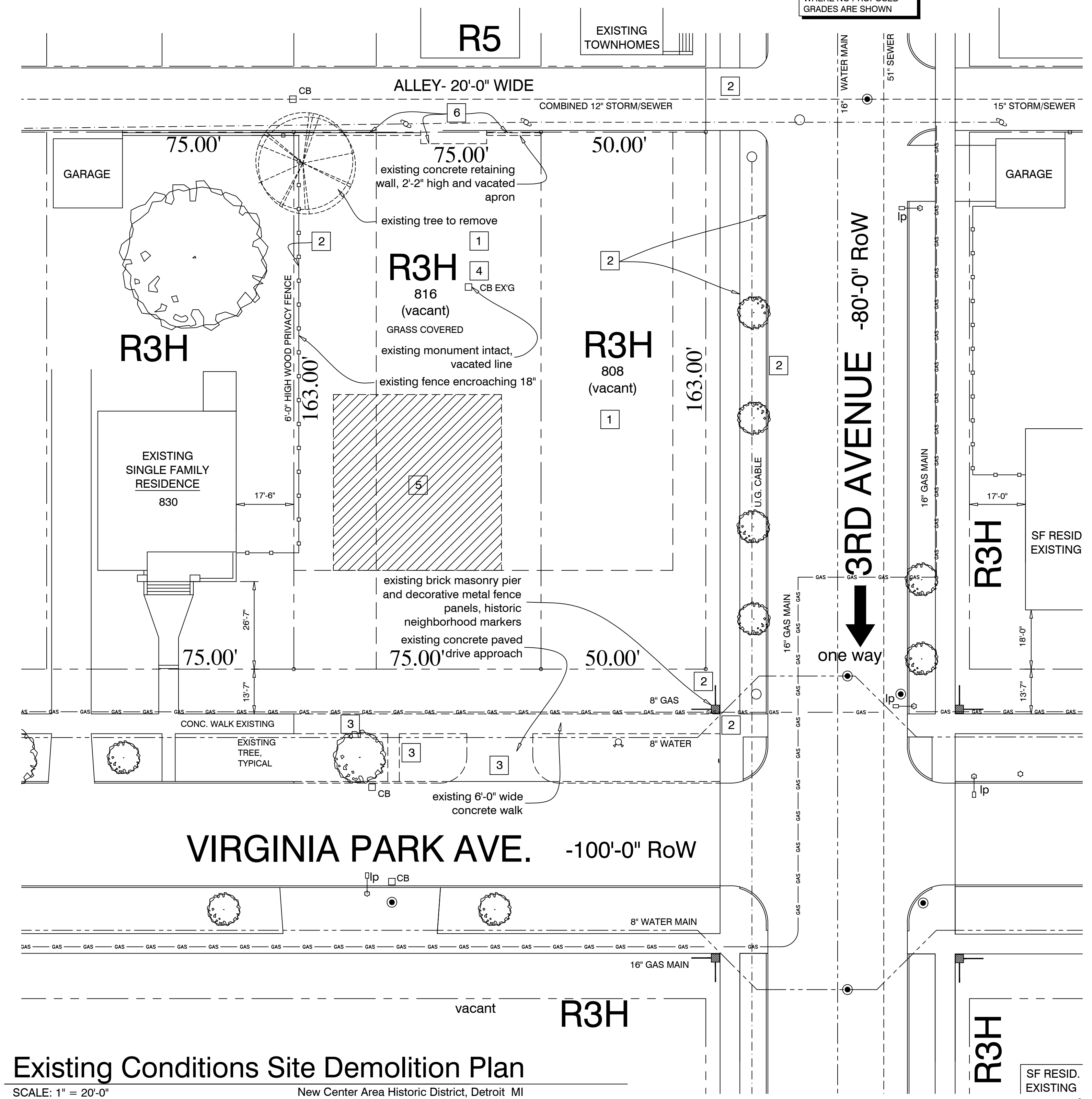
LOOKING SOUTHWEST ALONG 3RD AVENUE



LOOKING SOUTHEAST AT ALLEY



LOOKING SOUTH AT VIRGINIA PARK



Existing Conditions Site Demolition Plan

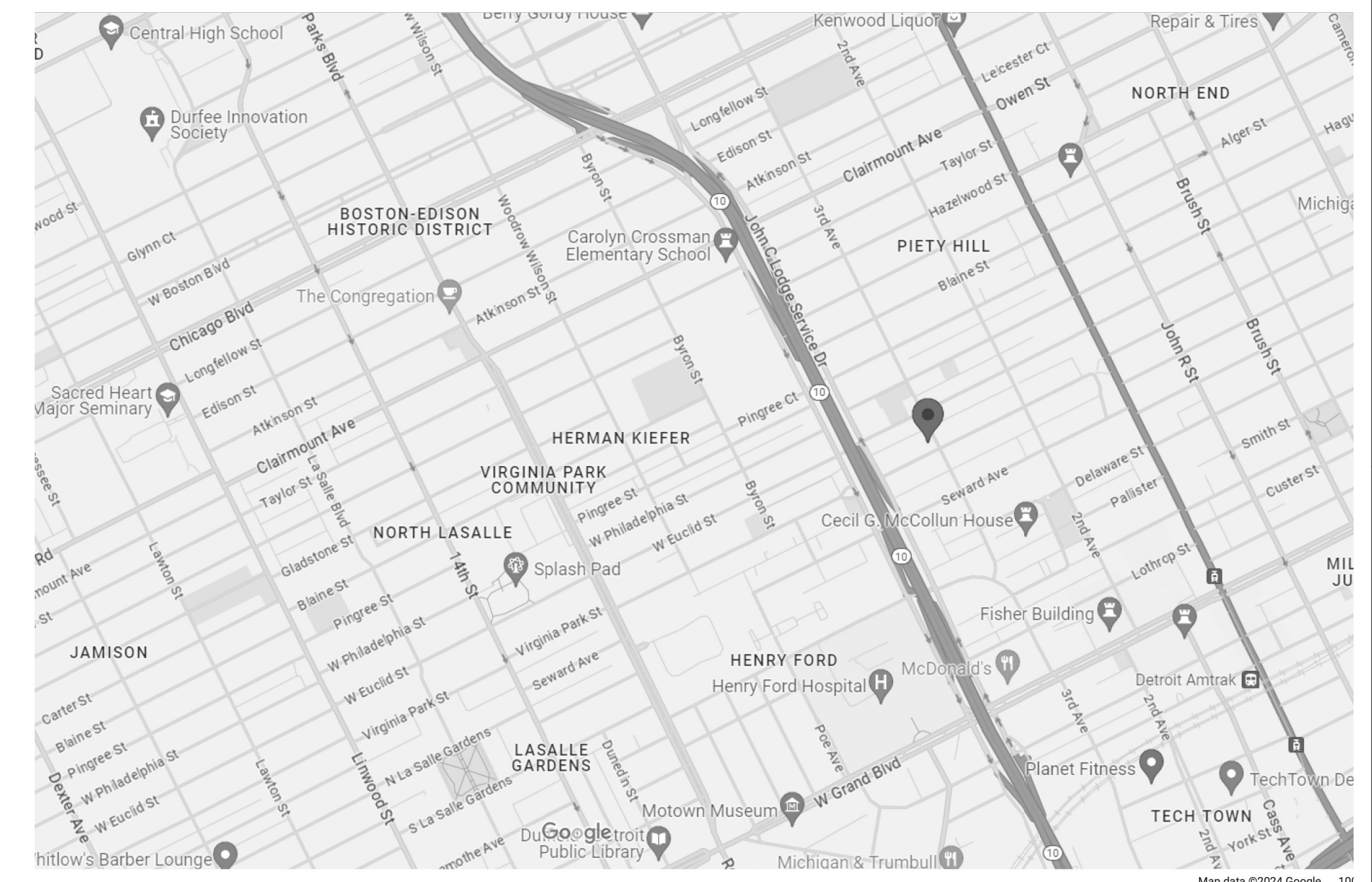
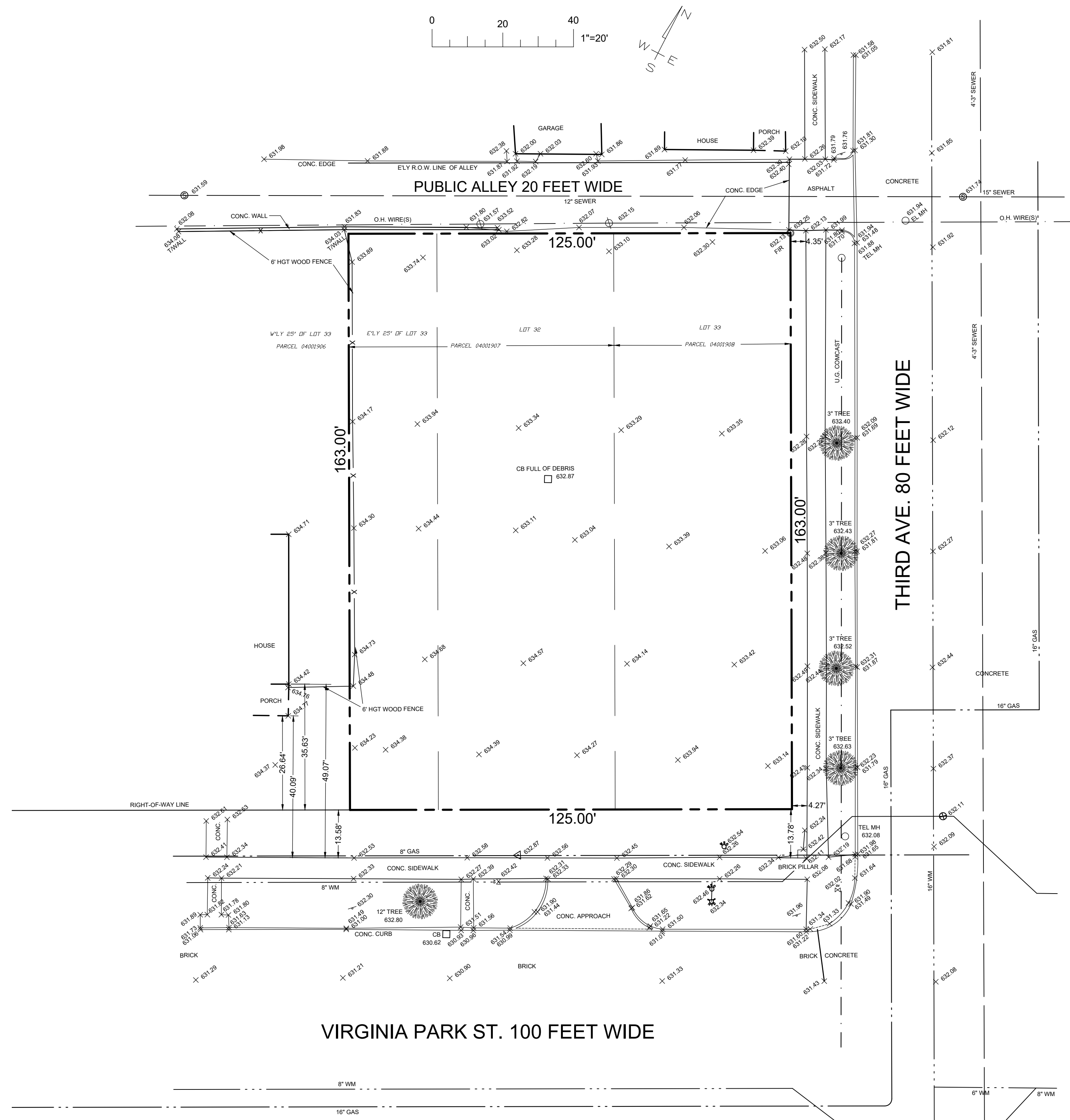
SCALE: 1" = 20'-0" New Center Area Historic District, Detroit MI



Know what's below.
Call before you dig.

LEGEND

- EX. SPOT ELEVATION
- EX. STORM SEWER MANHOLE
- EX. SANITARY SEWER MANHOLE
- EX. CATCH BASIN
- EX. LIGHT POLE
- EX. UTILITY POLE
- EX. ELEVATION CONTOUR
- EX. STORM SEWER
- EX. SANITARY SEWER
- EX. WATER MAIN
- EX. GAS MAIN
- EX. UNDERGROUND ELECTRIC/PHONE/CATV
- PROP. STORM SEWER
- PROP. SANITARY SEWER SERVICE LEAD
- PROP. WATER SERVICE LEAD
- PROP. CATCH BASIN
- PROP. CONCRETE PAVEMENT
- PROP. ASPHALT PAVEMENT
- PROP. SPOT ELEVATION
- PROP. ELEVATION CONTOUR
- PROP. SILT FENCE
- TEMP. INLET PROTECTION FILTER



LEGAL DESCRIPTION (PER CITY RECORDS)

LAND IN THE CITY OF DETROIT, WAYNE COUNTY, MICHIGAN, DESCRIBED AS:
 ALL OF LOTS 31 AND 32 AND THE EASTERLY 25 FEET OF LOT 33, "PEERLESS ADDITION No. 3" AS RECORDED IN LIBER 18 OF PLATS, PAGE 40, WAYNE COUNTY RECORDS

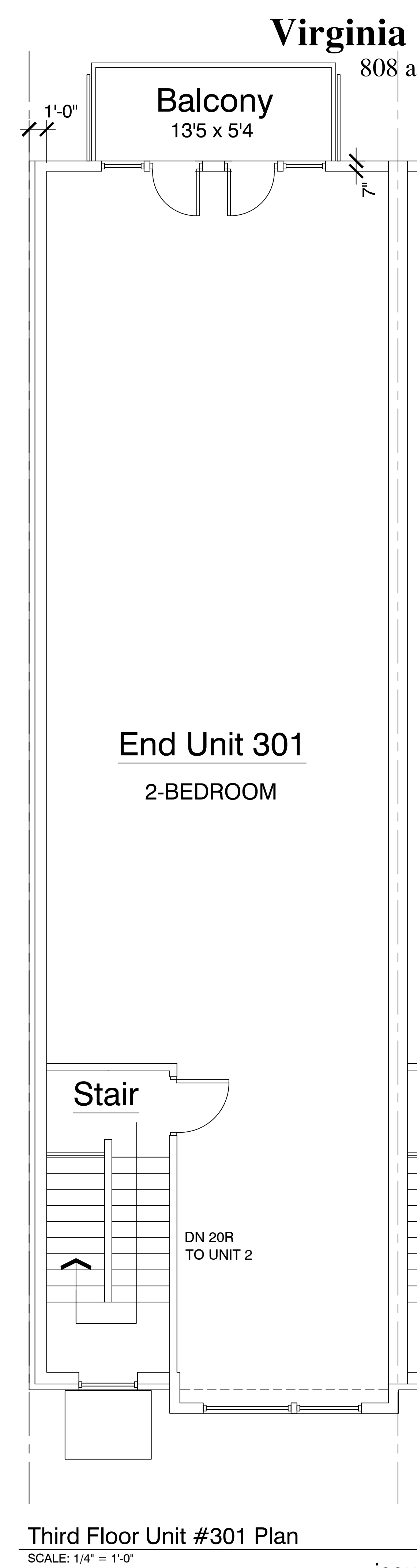
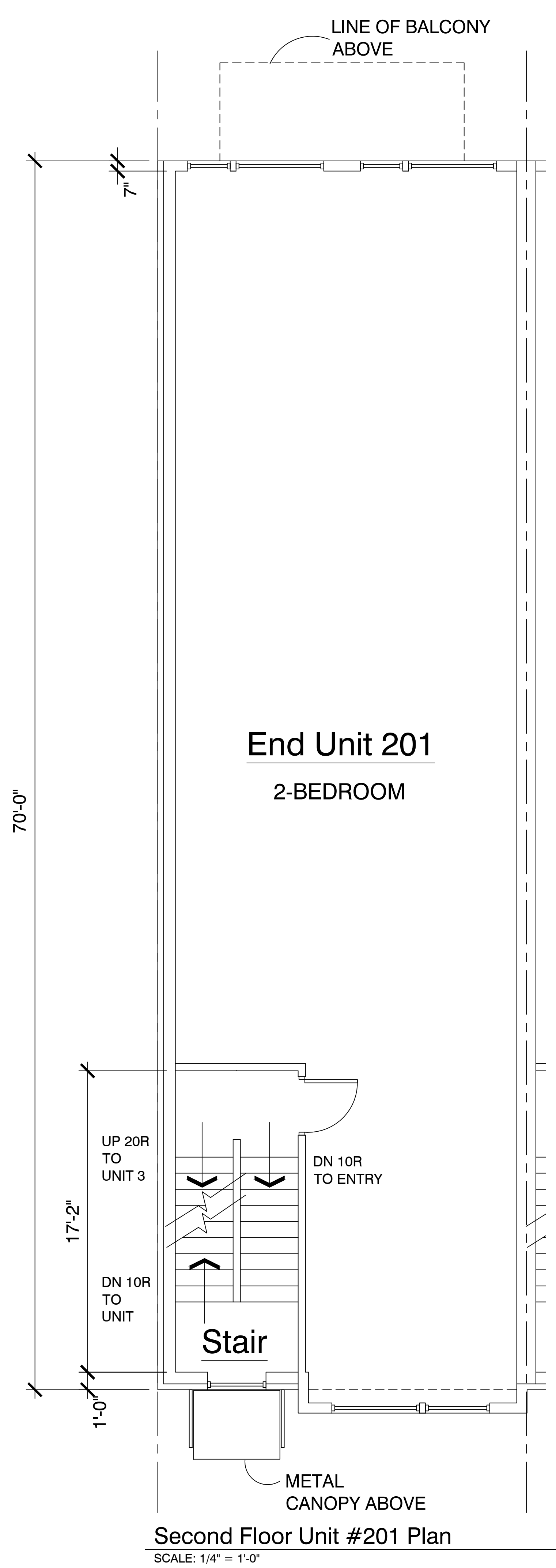
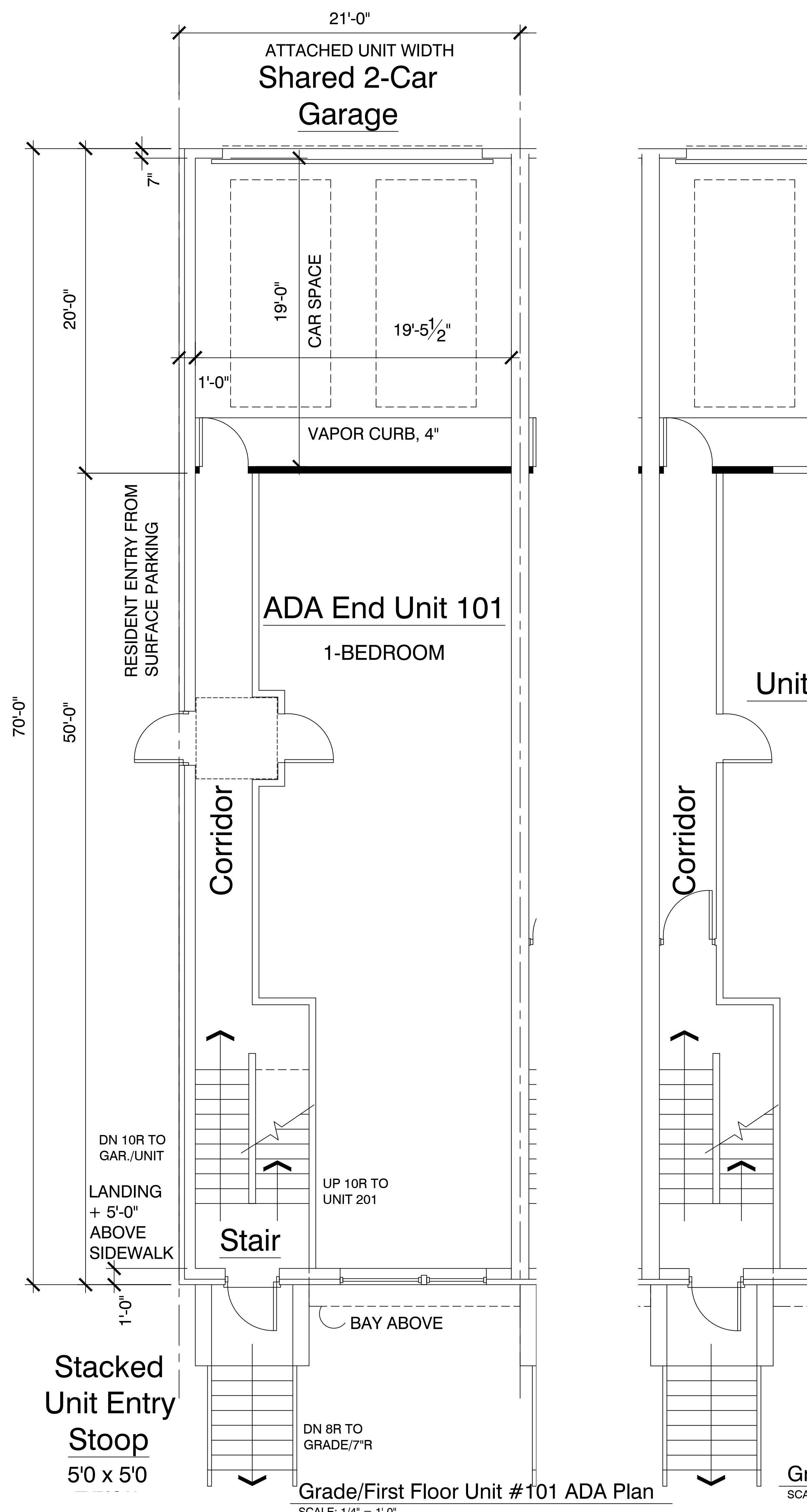
WE HEREBY CERTIFY THAT WE HAVE SURVEYED THE HEREON DESCRIBED SITE AND THAT ALL MEASUREMENTS AS SHOWN ON THE PLAN ARE CORRECT, AND THAT THERE ARE NO ENCROACHMENTS, UNLESS OTHERWISE SHOWN.

Neal Tonnemacher

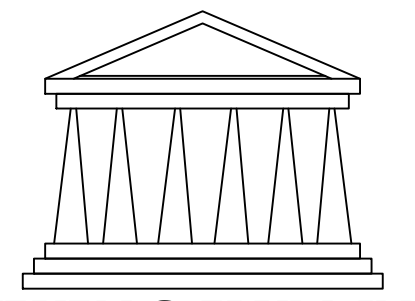
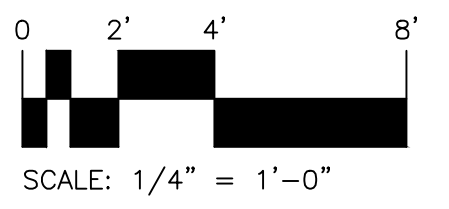
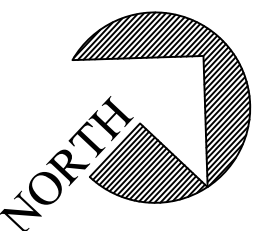


ADD UTILITY DATA
2024-08-10

MASON BROWNS ASSOCIATES, LLC CIVIL ENGINEERS & SURVEYORS BLOOMFIELD HILLS, MICHIGAN 48304 (248) 225-9789 mason_brown@mbgaol.net	
PROPOSED DEVELOPMENT PLAN OF EXISTING CONDITIONS	
STEVEN C. FLUM, INC.	Hamtramck, Michigan 48212
24-033.DWG	REVISIONS:
DESIGN: --	DESIGN: --
DRAWN: mb	DRAWN: mb
CHECKED: mb	CHECKED: mb
FIELD CR: net	FIELD CR: net
SCALE: 1"=20'	SCALE: 1"=20'
DATE: 07-26-2024	DATE: 07-26-2024
JOB NO. 24-033	JOB NO. 24-033
SHEET 1	SHEET 1

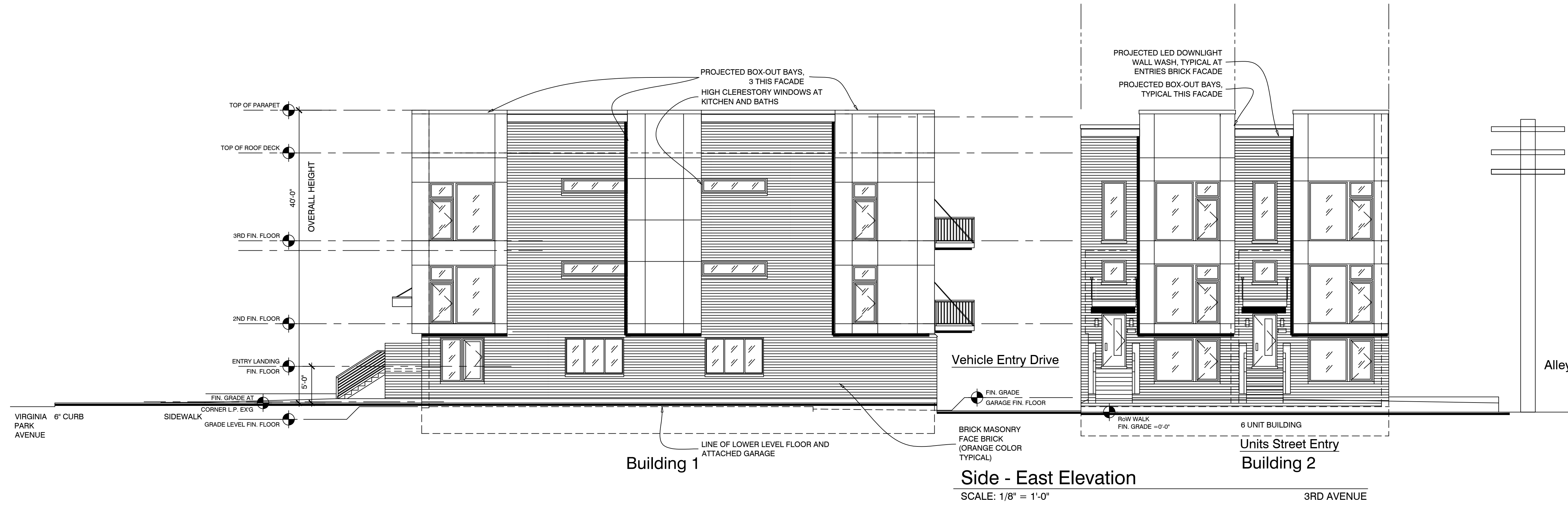


VIRGINIA PARK APARTMENTS
Proposed Multi-Family development
Enlarged Proposed Unit Floor Plans



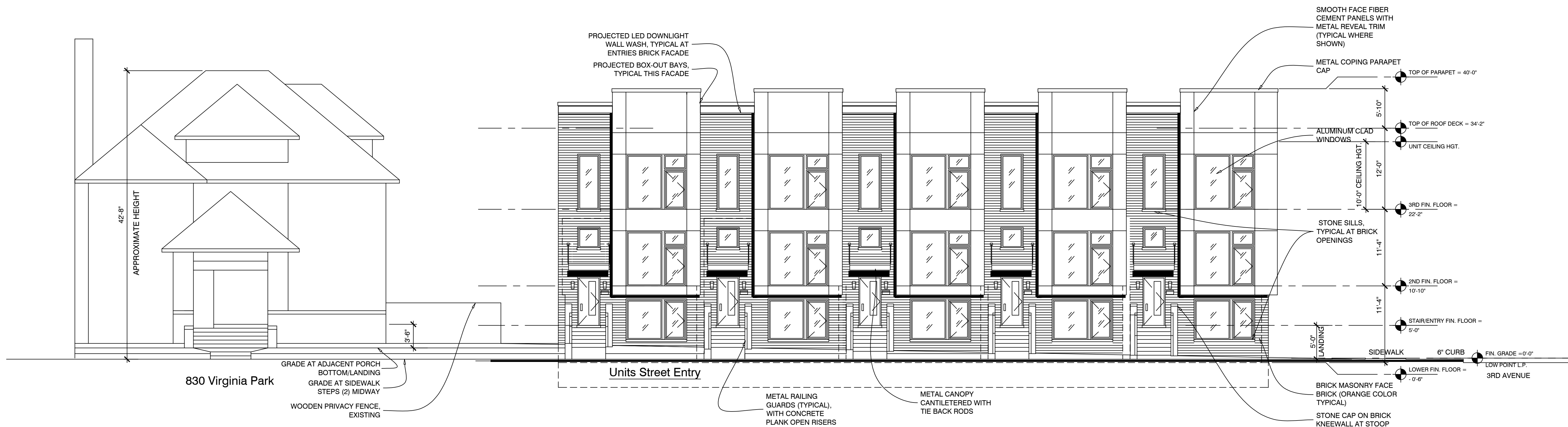
STEVEN C. FLUM, INC.
architecture urban planning
3105 Holbrook Street, Hamtramck, MI 48212
VM: 313.831.2844 WEB: stevenflum.com

VIRGINIA PARK APARTMENTS
 Proposed Multi-family development
 Proposed Exterior Elevations



Side - East Elevation

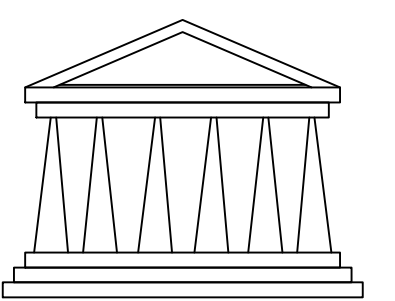
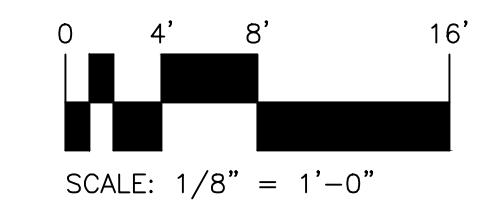
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Front - South Elevation - Building 1

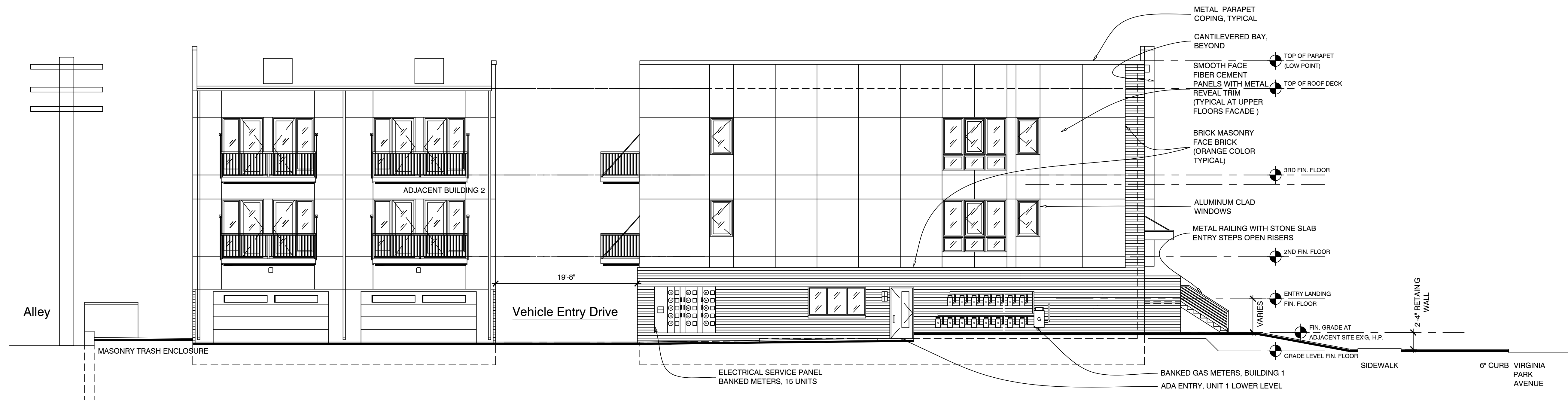
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VIRGINIA PARK AVENUE



STEVEN C. FLUM, INC.
 architecture urban planning
 3105 Holbrook Street, Hamtramck, MI 48212
 VM: 313.831.2844 WEB: stevenflum.com

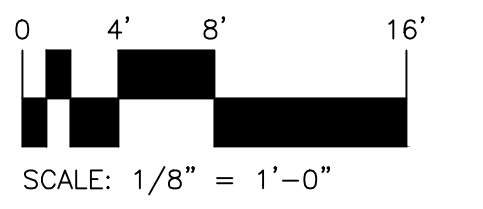
VIRGINIA PARK APARTMENTS
 Proposed Multi-family development
 Proposed Exterior Elevations



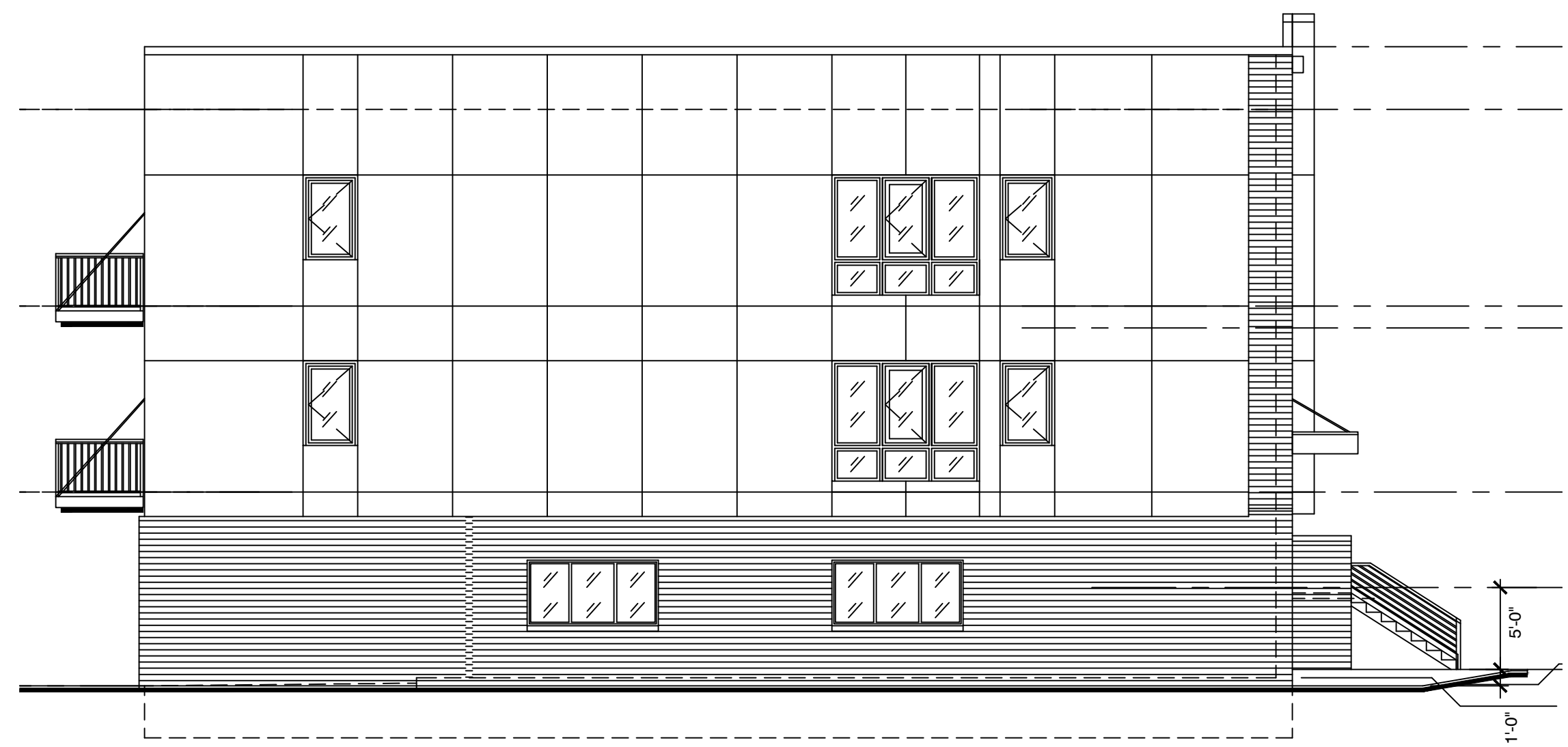
Side Building 1 - West Elevation
 SCALE: 1/8" = 1'-0" 15-UNIT BUILDING



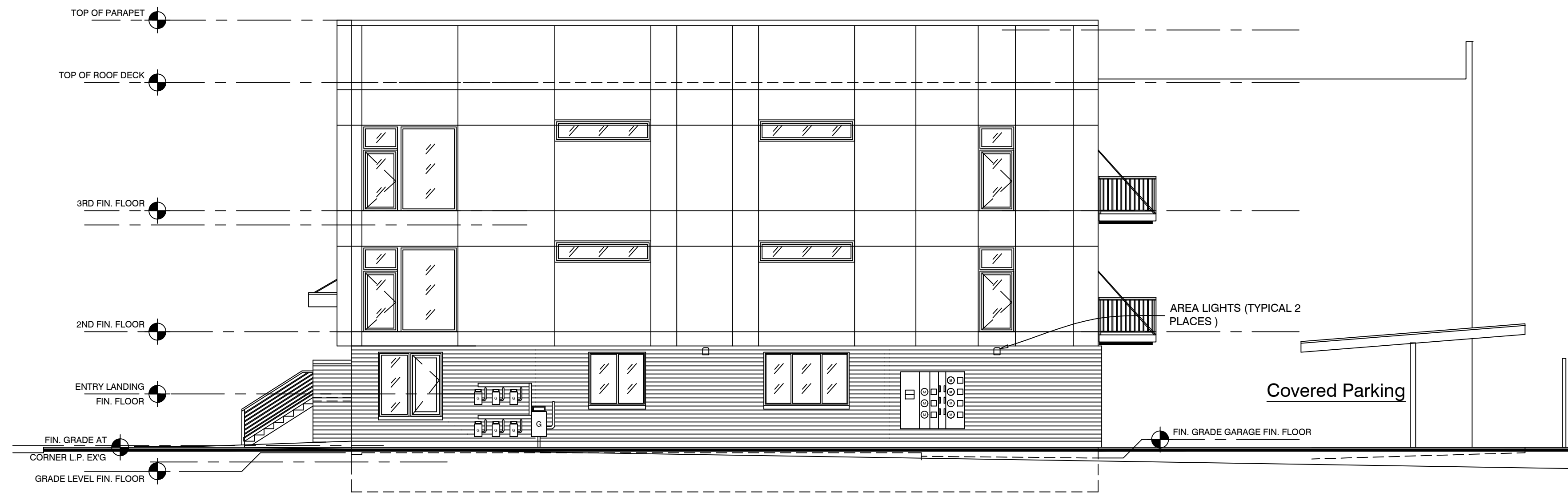
Rear Building 1 - North Elevation
 SCALE: 1/8" = 1'-0" 15-UNIT BUILDING



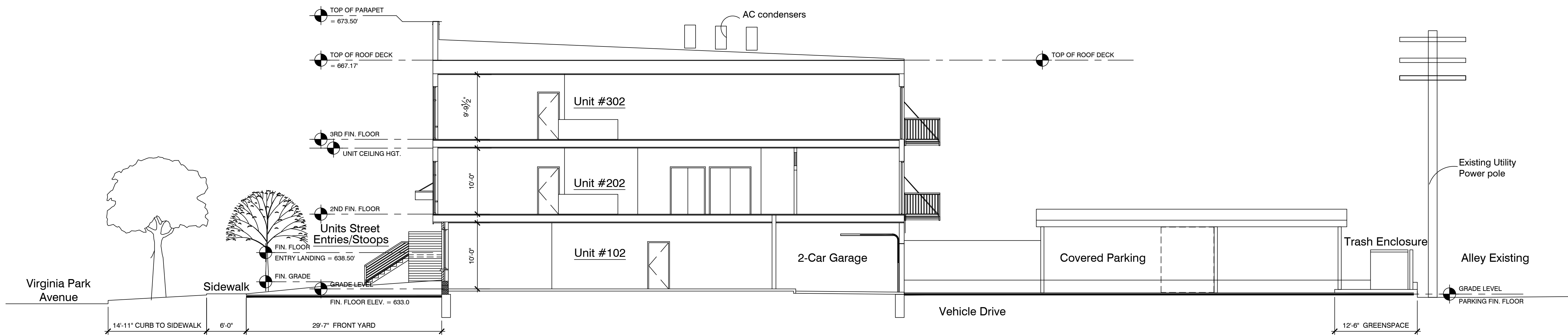
VIRGINIA PARK APARTMENTS
 Proposed Multi-family development
 Conceptual Building and Site Section, Elevations



Side Building 2 - South Elevation Vehicle Drive
 SCALE: 1/8" = 1'-0" 6-UNIT BUILDING



Side Building 2 - North Alley Elevation
 SCALE: 1/8" = 1'-0" 6-UNIT BUILDING



Building Section N/S - Looking West
 SCALE: 1/8" = 1'-0" BUILDING #1, VIRGINIA PARK

