



PLANNING & DEVELOPMENT DEPARTMENT
2 WOODWARD AVE SUITE 808, DETROIT, MI 48226

HISTORIC DISTRICT COMMISSION

CERTIFICATE OF APPROPRIATENESS

Application Number: HDC2025-00157

Effective Date: 05/21/25

Project Address: 150 W Boston Blvd

Issued to: Maurice G Morton
150 W Boston Blvd
Detroit, MI 48202

Historic District: Boston-Edison

Description of Work:

The erection of a gazebo that includes a bathroom/shower enclosure per the submitted documents and drawings.

COA

With the Conditions that:

N/A

Pursuant to Section 5(10) of the Michigan Local Historic District Act, as amended, being MCL 399.205 (10) and Sections 21-2-57 and 21-2-73 of the 2019 Detroit City Code, and Detroit Historic District Commission ("DHDC") delegation of administrative authority via Resolutions 97-01, 97-02, 98-01, 20-03, 21-04, and/or 21-07, as applicable, the staff of the DHDC has reviewed the above referenced application and hereby issues a Certificate of Appropriateness ("COA") for the description of work, effective date above, as it meets the Secretary of the Interior's Standards for Rehabilitation and the district's Elements of Design

For the Commission:

Daniel Rieden
Senior Clerk to the Historic District Commission

PSR: 250521AD

Post this COA 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.





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

HISTORIC DISTRICT COMMISSION ADDITIONAL INFORMATION REQUEST

Date: April 11, 2025

Application Number: HDC2025-00157

APPLICANT & PROPERTY INFORMATION

NAME: Maurice G Morton

COMPANY NAME: Morton Law Group

ADDRESS: 150 W Boston Blvd

CITY: Detroit

STATE: MI

ZIP: 48202

PROJECT ADDRESS: 150 W Boston Blvd

HISTORIC DISTRICT: Boston-Edison

REQUESTED INFORMATION

We have received your application, but it is not yet complete for review. Please provide additional details based on the comments and questions listed below. Should you need to attach additional files per this request, use the paperclip icons at the end of this form. You may attach up to (5) files per icon up to 25MB:

HDC staff reviewed the submitted documents related to the inclusion of a restroom within the gazebo. Due to the enclosure of space, the revision will require review by the Commission and a public hearing. The application form is on file, as are the elevation drawings. A clear copy of the revised document "Morton Pool Gazebo with Bathroom 2025" is needed as the scanned copy is difficult to read. Also, the renderings of the revised structure show a gable roof, but the elevation drawings show a hip roof. Please confirm the correct roof design and modify the rendering or elevations accordingly. The submission deadline for the May 14th meeting is Monday, April 21 by 5 pm. Thank you.

PSR: 250411AD

APPLICANT RESPONSE

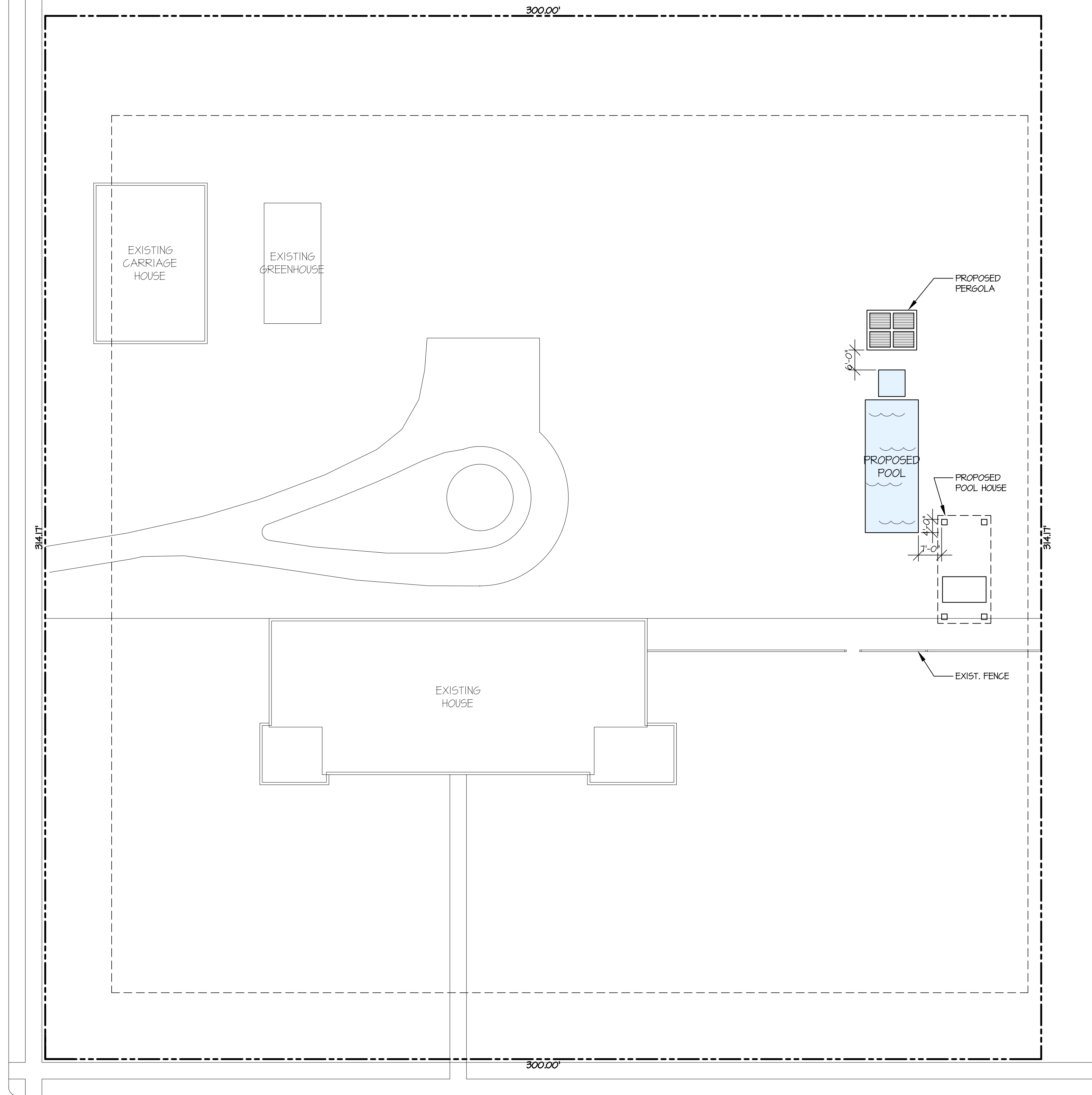
Response Date: 04/21/2025



See attached files which address the questions and changes requested.

Thank you,

Maurice Morton



DESIGN SITE PLAN

PARCEL 02001524

SCALE: 1" = 20'-0"

SITE INFORMATION:

LOCATION

150 W. BOSTON BLVD.
DETROIT, MICHIGAN

ZONING

R-1H

SIZE

94,251 SQ. FT.

2.16 ACRES

LOT COVERAGE

EXISTING HOUSE FOOTPRINT

5,420 +/- SQ. FT.

EXISTING CARRIAGE HOUSE FOOTPRINT

1,660 +/- SQ. FT.

EXISTING GREENHOUSE FOOTPRINT

621 +/- SQ. FT.

PROPOSED POOL

640 SQ. FT.

TOTAL FOOTPRINT

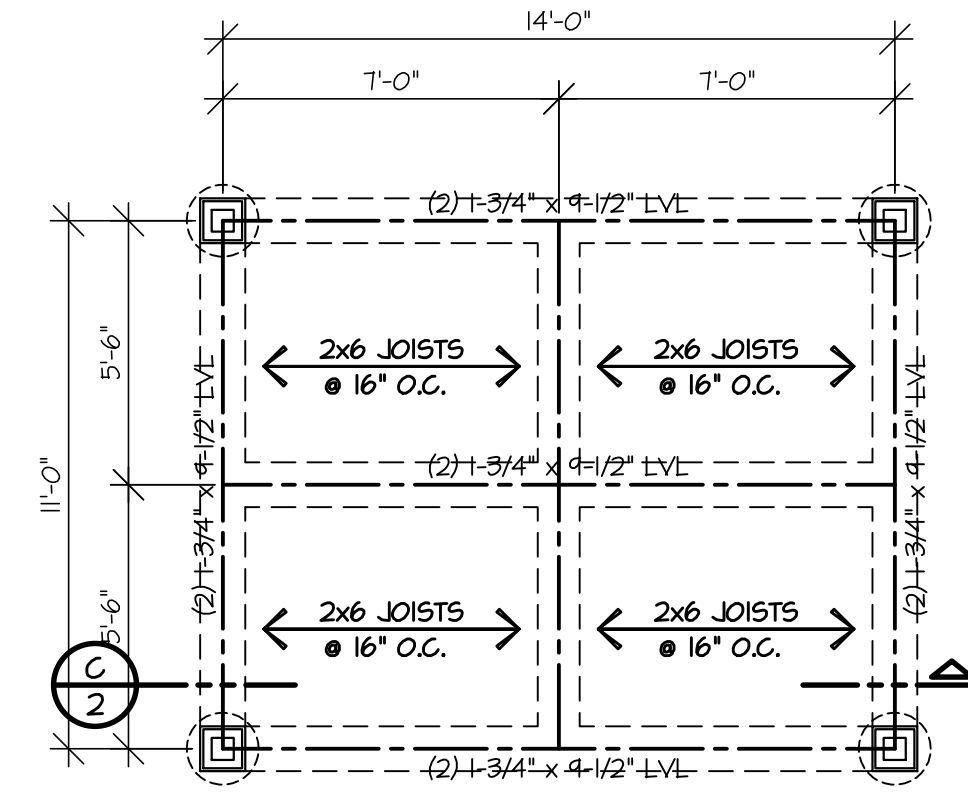
8,341 SQ. FT.

TOTAL LOT COVERAGE

8,341/94,251 = 8.85% (35% MAX.)

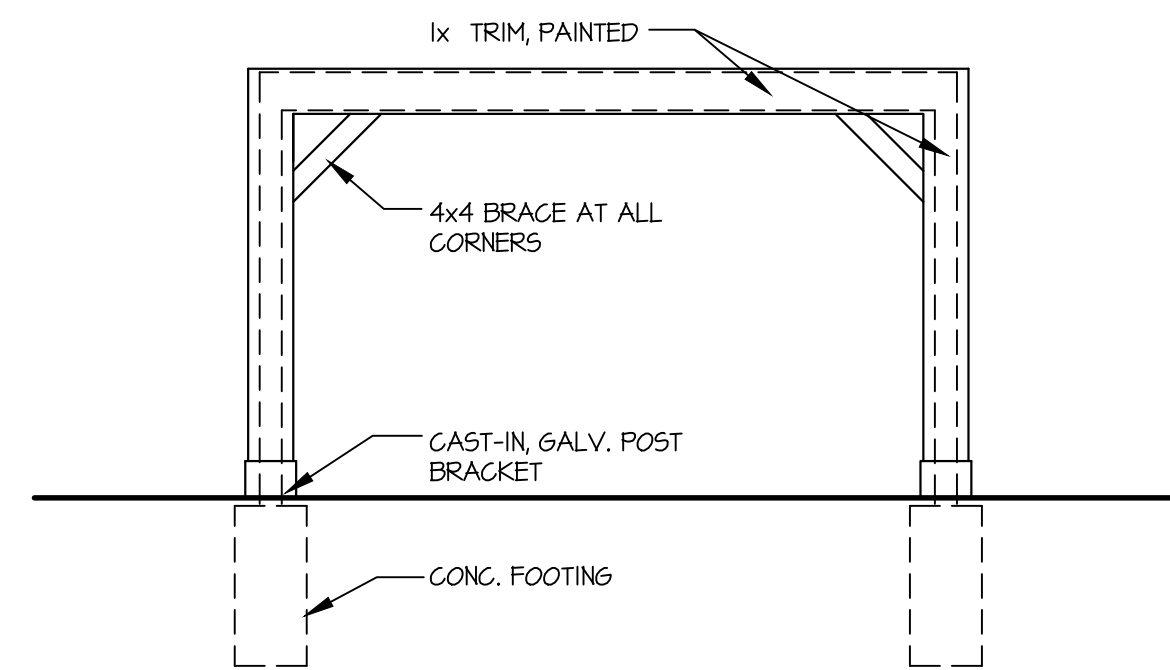
SITE NOTES:

- SITE PLAN INFORMATION DERIVED FROM PUBLIC RECORDS



PERGOLA PLAN

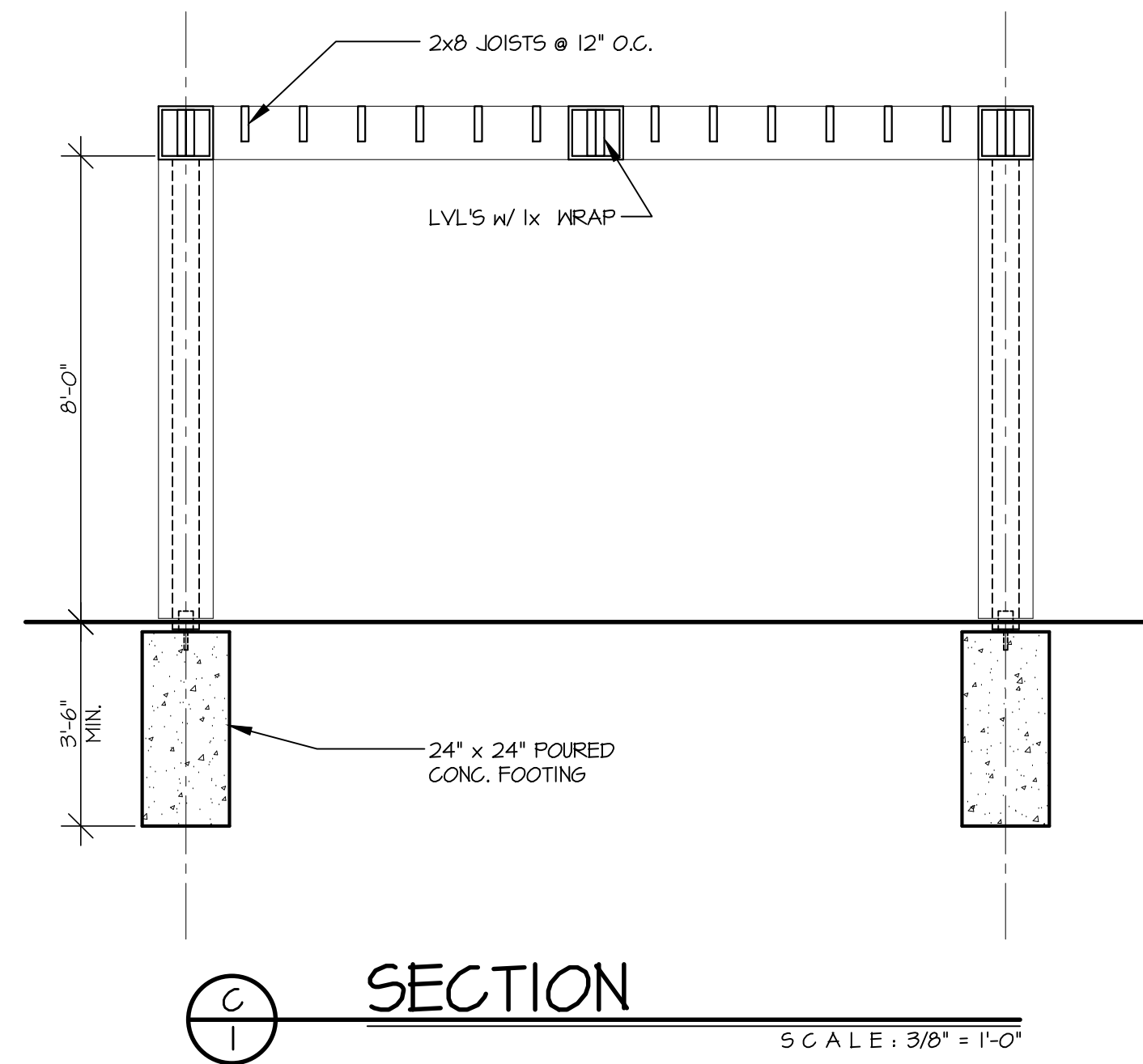
SCALE: 1/4" = 1'-0"



SOUTH ELEVATION

OTHER ELEVATIONS SIMILAR

SCALE: 1/4" = 1'-0"



SECTION

SCALE: 3/8" = 1'-0"

CODE COMPLIANCE:

- THESE PLANS PREPARED UNDER THE 2015 MICHIGAN RESIDENTIAL CODE REQUIREMENTS
- THE PROJECT SCOPE IS A UNCONDITIONED STRUCTURE WITH LIMITED POWER AND PLUMBING FOR SEASONAL USE

NOTES:

- VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION
- INSTALL GUTTERS & DOWNSPOUTS AT ALL SLOPED ROOF EDGES

LEGEND:

- CEILING MOUNTED FIXTURE
- RECESSED FIXTURE
- ELECTRICAL RECEPTACLE
- EXHAUST FAN (50 CFM MIN.)

ROOM NAME

NOMINAL CLG HEIGHT
FLOOR FINISH

STRUCTURAL LOADING:

FIRST FLOOR - LIVE	40 psf
FIRST FLOOR - DEAD	15 psf
GROUND SNOW LOAD	25 psf
ULTIMATE DESIGN WIND SPEED	115 mph

ABBREVIATIONS:

A.B.	ANCHOR BOLTS
A.F.F.	ABOVE FINISHED FLOOR
C.J.	CEILING JOIST
F.D.	FLOOR DRAIN
G.F.C.I.	GROUND FAULT CIRCUIT INTERRUPTER
GL.	GLASS
LVL	LAMINATED VENEER LUMBER
O.C.	ON CENTER
P.S.F.	POUNDS PER SQUARE FOOT
P.S.I.	POUNDS PER SQUARE INCH
P.T.	PRESSURE TREATED
RES.	RESINOUS
T&G	TONGUE & GROOVE
TBD	TO BE DETERMINED
TEMP.	TEMPERED
UNO.	UNLESS NOTED OTHERWISE
WH.	WATER HEATER
WP.	WEATHER-PROOF

GENERAL NOTES

Consult Design Office for meaning of any symbol or abbreviation not defined.

The Design Office shall determine governing information if a conflict should occur between various Construction Documents. Although every precaution has been taken in the preparation of these drawings, the Design Office cannot guarantee against human error and omission. The Contractor shall verify and use figured dimensions only. Do not scale drawings for construction. Any conflicts or questions that arise due to these drawings should be brought to the attention of the Design Office prior to construction.

The Contractor shall verify all dimensions, elevations, materials, and conditions at the job site and shall notify the Design Office of any discrepancies, omissions, and/or conflicts before proceeding with the work.

All work shall conform to the standards of recognized trade associations. The Contractor shall visit the site and check all existing conditions prior to commencing his/her work. The Contractor shall be responsible for the coordination of work by all trades involved in the project.

The Contractor shall secure and pay for all necessary permits and fees required in the performance of his/her work.

Unless noted otherwise, (UNO.) dimensions are from finish face to finish face. Nominal thickness dimensions are used for masonry. Interior frame partition thickness to be 4-1/2", (2x4 wood stud) UNO.

Soil bearing pressure assumed to be 2,000 P.S.F. If poorer soil conditions are found, the Design Office shall be notified prior to footing construction.

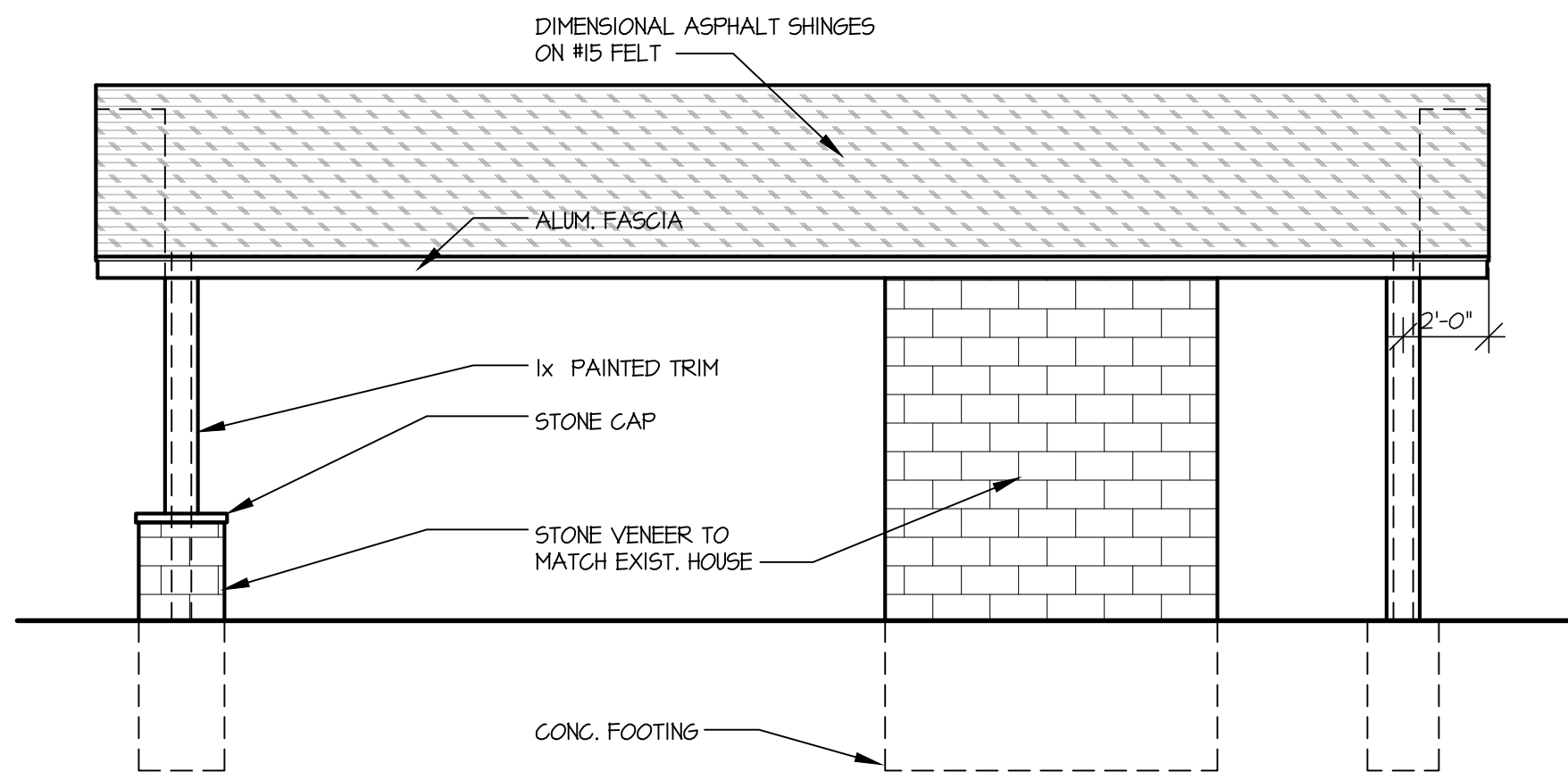
Concrete shall have a minimum compressive strength at 28 days testing as follows:
-Foundation walls
-3,000 P.S.I.
-Floor slabs
-3,500 P.S.I.

Dimensional framing lumber shall be No. 2 Douglas Fir-larch (North) surfaced dry, No. 2 Spruce-Pine-Fir or equal.

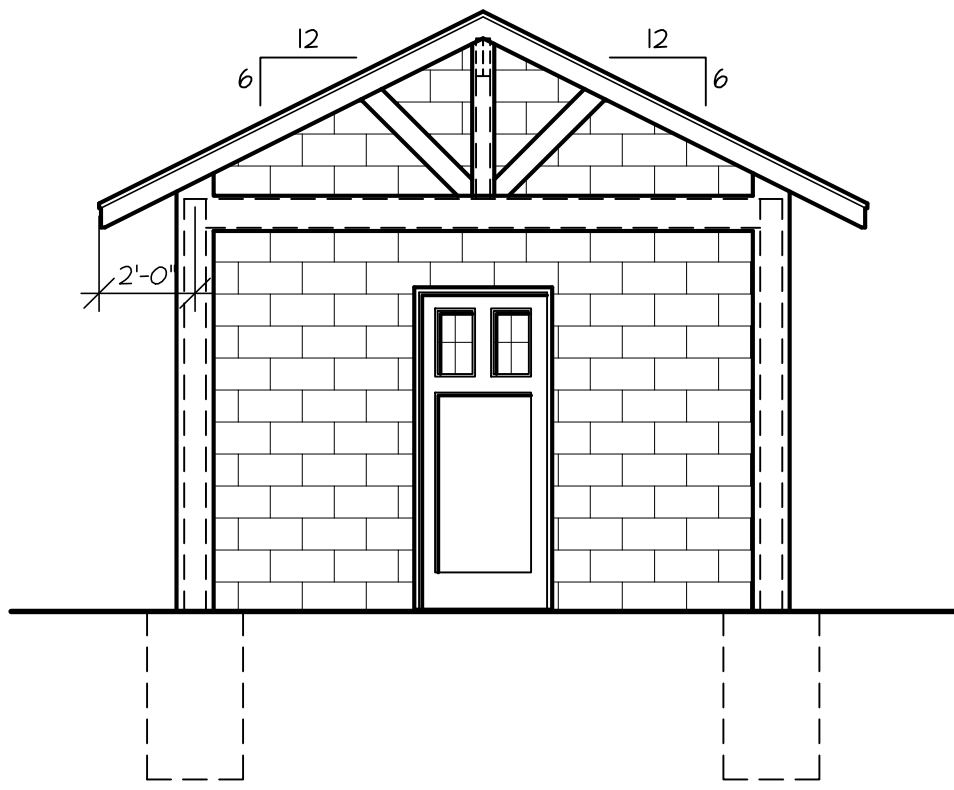
Laminated Veneer Lumber (LVL) shall have an extreme fiber bending stress of min. 2600 P.S.I. as manufactured by "Truss Joist Corp." or equal.

Footings shall bear on firm undisturbed earth, extending a minimum of 42" below actual grade.

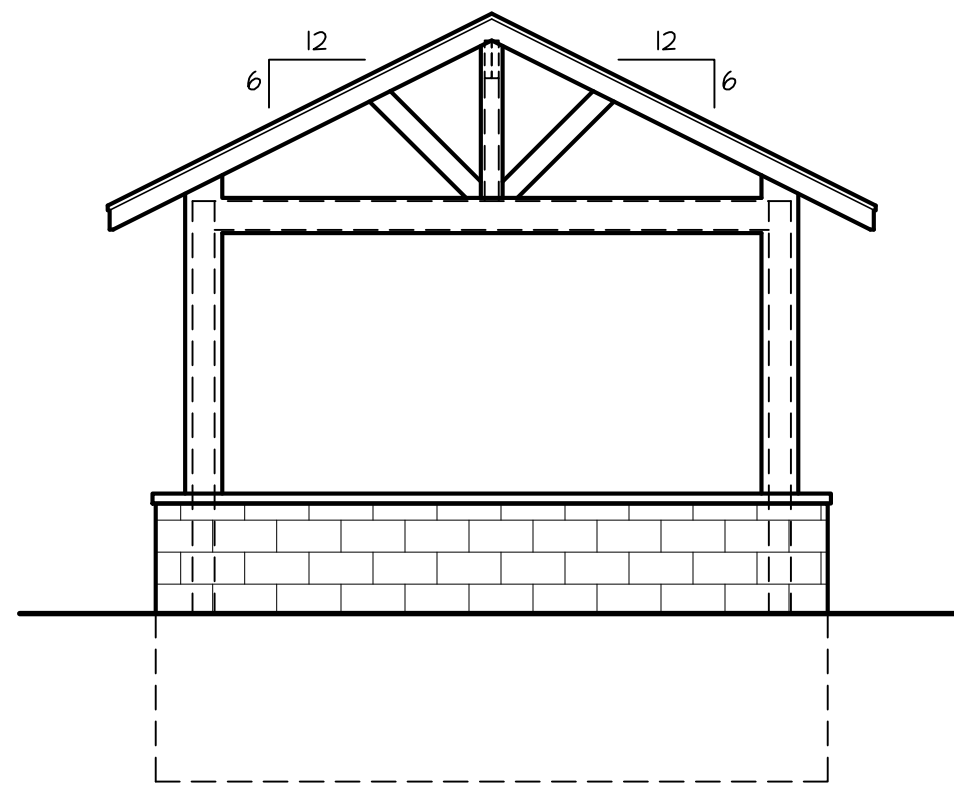
Interior finishes shall be determined by owner or his/her representative.



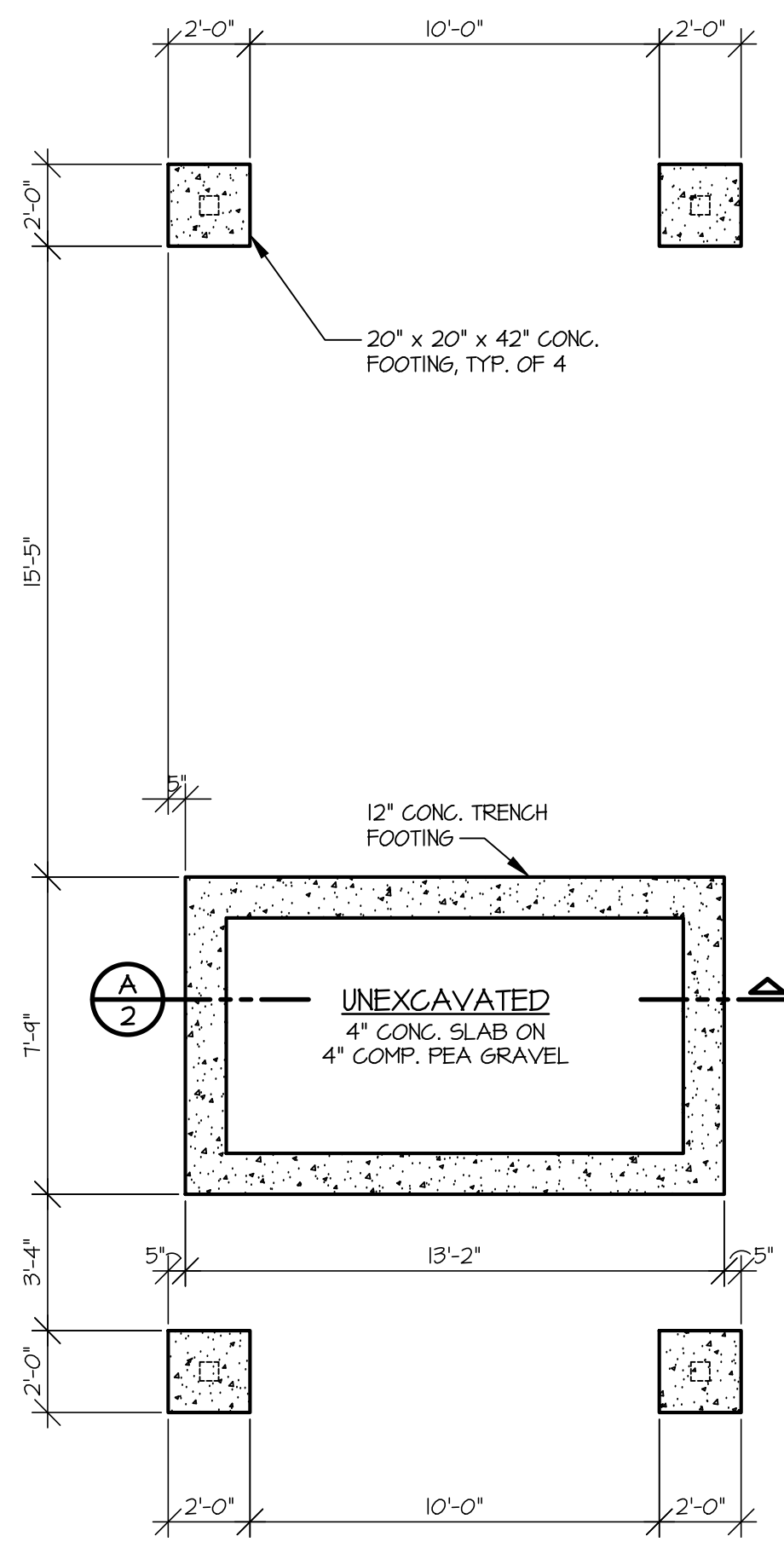
WEST ELEVATION
EAST ELEVATION SIMILAR
SCALE: 1/4" = 1'-0"



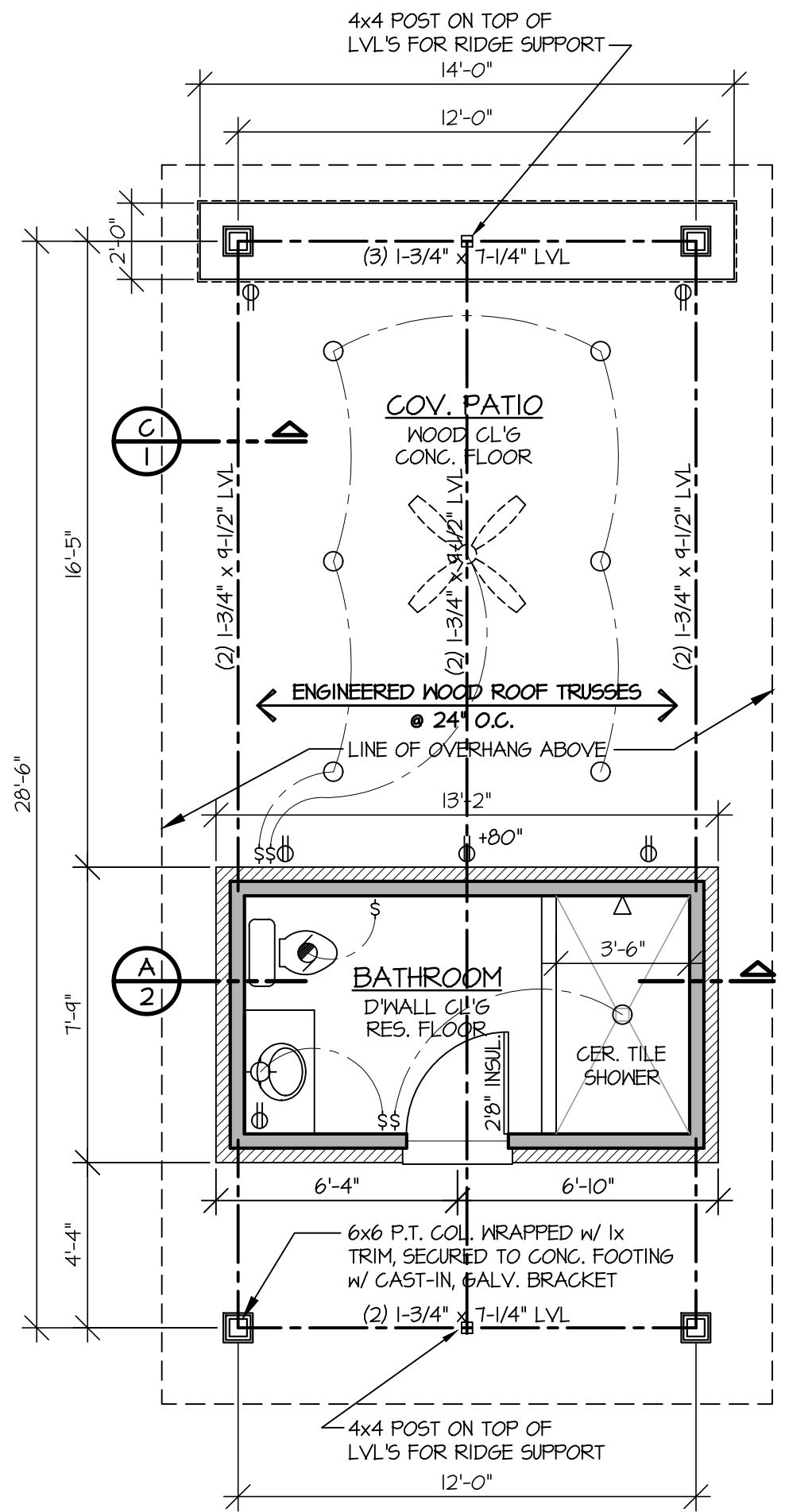
SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



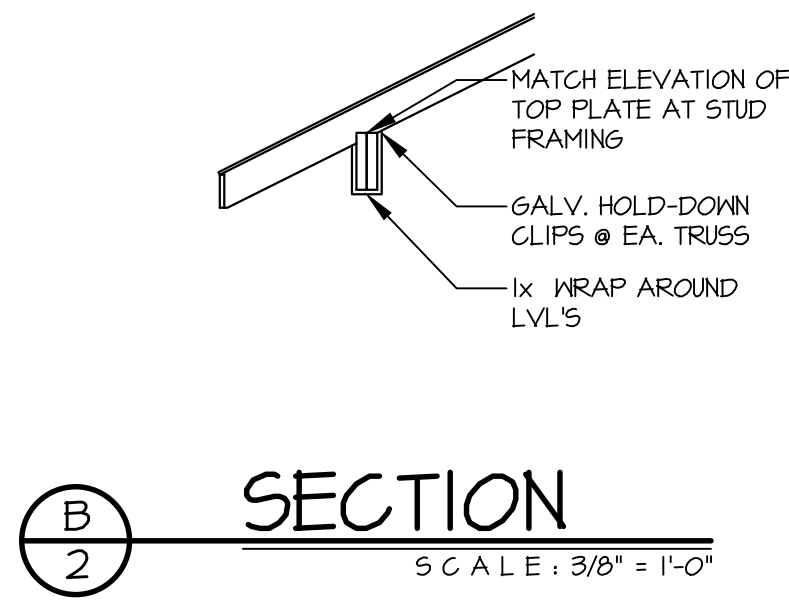
NORTH ELEVATION
SCALE: 1/4" = 1'-0"



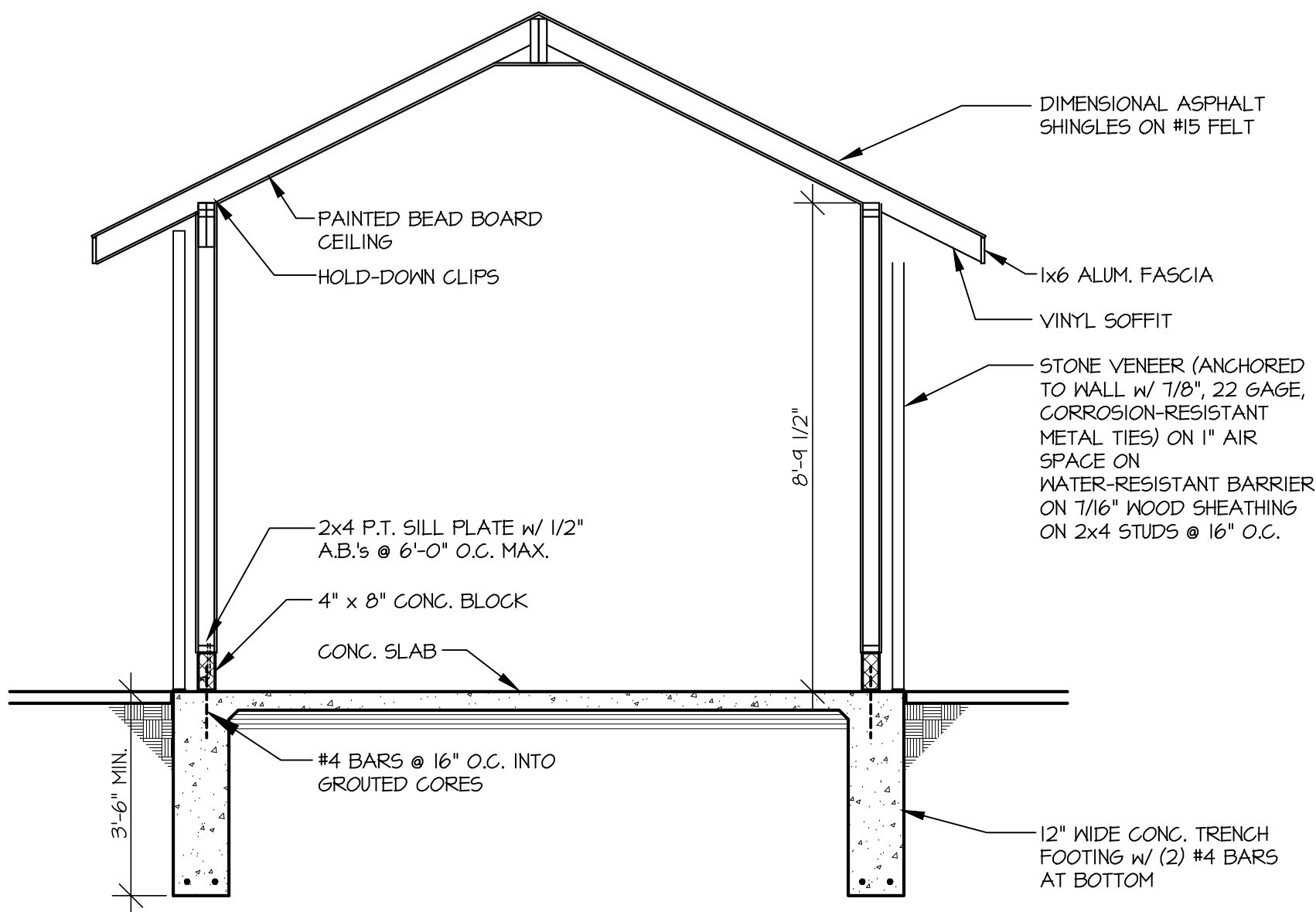
FOUNDATION PLAN
SEE SITE PLAN FOR LOCATION
SCALE: 1/4" = 1'-0"



FLOOR PLAN
102 GROSS S.F.
SANITARY DISCHARGE SOLUTION BY OTHERS
SCALE: 1/4" = 1'-0"



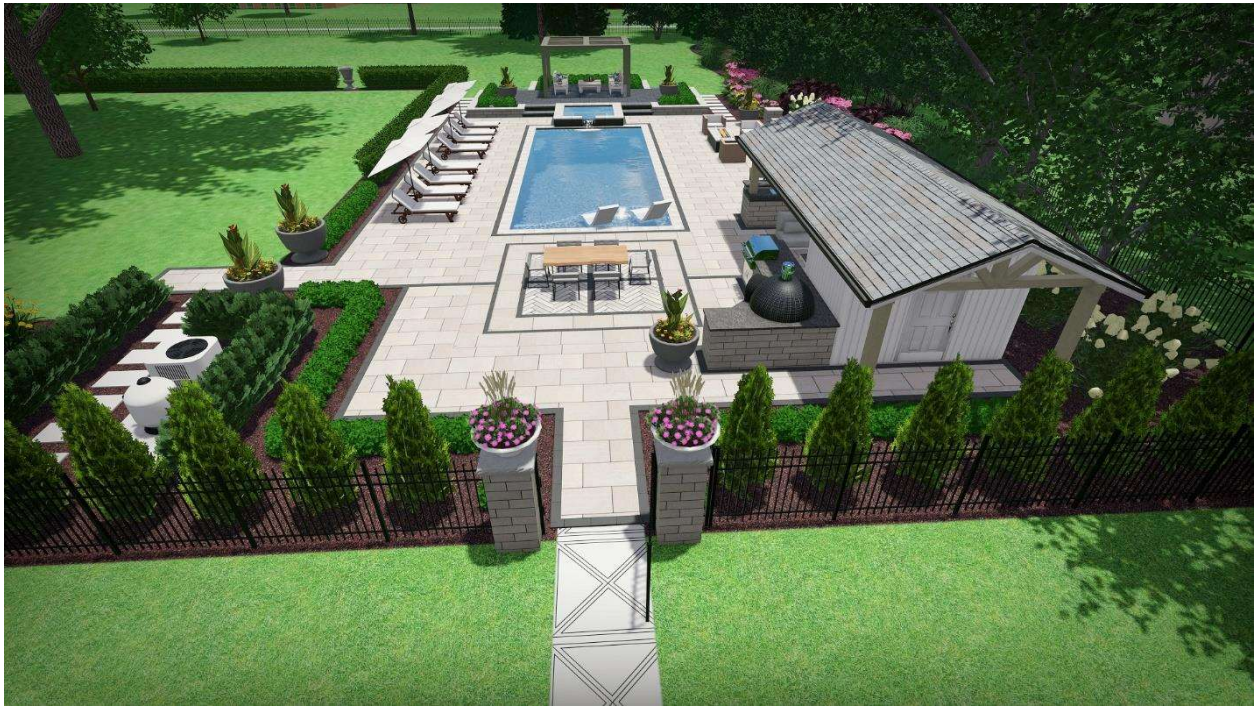
SECTION
SCALE: 3/8" = 1'-0"



SECTION
SCALE: 3/8" = 1'-0"

**POOL HOUSE: 12.5'X29' TOTAL. BATHROOM IS 12.5'X7' WITH 4' OVERHANG.
HEIGHT TO BEAM IS 8'. TOTAL HEIGHT IS APPROX 14'. 42" FOOTINGS.**









HISTORIC DISTRICT COMMISSION APPLICATION FOR WORK APPROVAL

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

APPLICATION ID

HDC2025-00157

PROPERTY INFORMATION**ADDRESS(ES):** 150 W Boston Blvd**HISTORIC DISTRICT:** Boston-Edison**SCOPE OF WORK: (Check ALL that apply)**

- | | | | | | |
|--|---|--|---|---|---|
| <input type="checkbox"/> Windows/
Doors | <input type="checkbox"/> Walls/
Siding | <input type="checkbox"/> Painting | <input type="checkbox"/> Roof/Gutters/
Chimney | <input type="checkbox"/> Porch/Deck/Balcony | <input checked="" type="checkbox"/> Other |
| <input type="checkbox"/> Demolition | <input type="checkbox"/> Signage | <input type="checkbox"/> New
Building | <input checked="" type="checkbox"/> Addition | <input type="checkbox"/> Site Improvements
(landscape, trees, fences,
patios, etc.) | |

BRIEF PROJECT DESCRIPTION:

Modification to the Approved Gazebo of approved swimming pool plans. Gazebo is being proposed to include a changing/restroom.

APPLICANT IDENTIFICATION**TYPE OF APPLICANT:** Property Owner/Homeowner**NAME:** Maurice G Morton**COMPANY NAME:** Morton Law Group**ADDRESS:** 150 W Boston Blvd**CITY:** Detroit**STATE:** MI**ZIP:** 48202**PHONE:** +1 (313) 485-9212**EMAIL:** moegmorton@yahoo.com**I AGREE TO AND AFFIRM THE FOLLOWING:**

- ☒ I understand that the failure to upload all required documentation may result in extended review times for my project and/or a denied application.
- ☒ I understand that the review of this application by the Historic District Commission does not waive my responsibility to comply with any other applicable ordinances including obtaining appropriate permits (building, sign, etc.) or other department approvals prior to beginning the work.
- ☒ I hereby certify that I am the legal owner and occupant of the subject property and that the information on this application is true and correct.

Signed by:

Maurice G Morton

Morton Law Group

04/08/2025

SIGNATURE

DATE

150 W Boston Blvd

Detroit

MI 48202

+1 (313) 485-9212

moegmorton@yahoo.com

Questions? Contact us at hdc@detroitmi.gov or (313)224-1762



NOTE: Based on the scope of work, additional documentation may be required. See www.detroitmi.gov/hdc for scope-specific requirements.

PROJECT DETAILS – TELL US ABOUT YOUR PROJECT

Instructions: Add project details using the text box in each section. If your details exceed the space provided, attach the details via the attachment icon for that section.

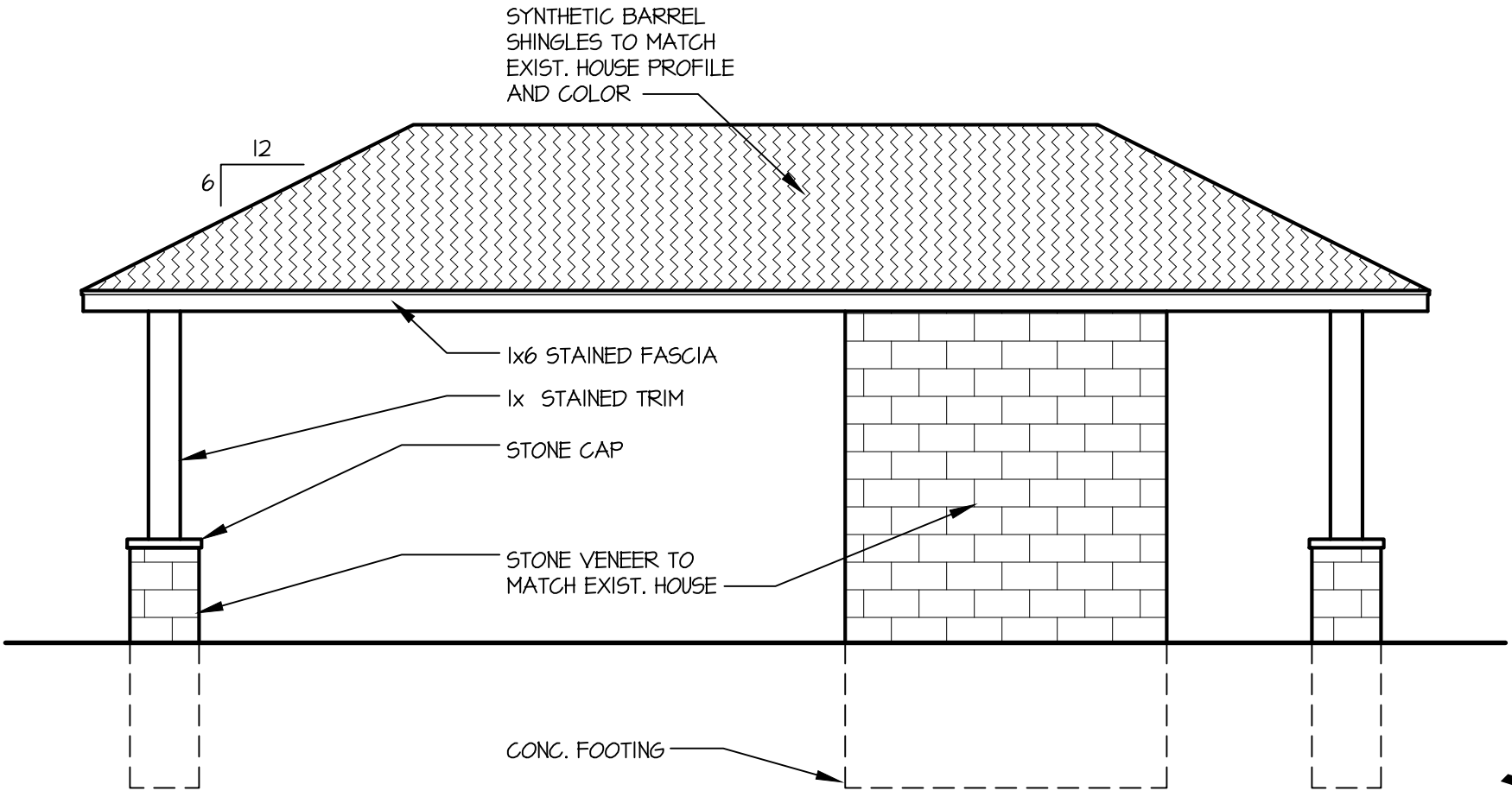
ePLANS PERMIT NUMBER: (only applicable if you've already applied for permits through ePLANS)	RES2024-05082
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GENERAL

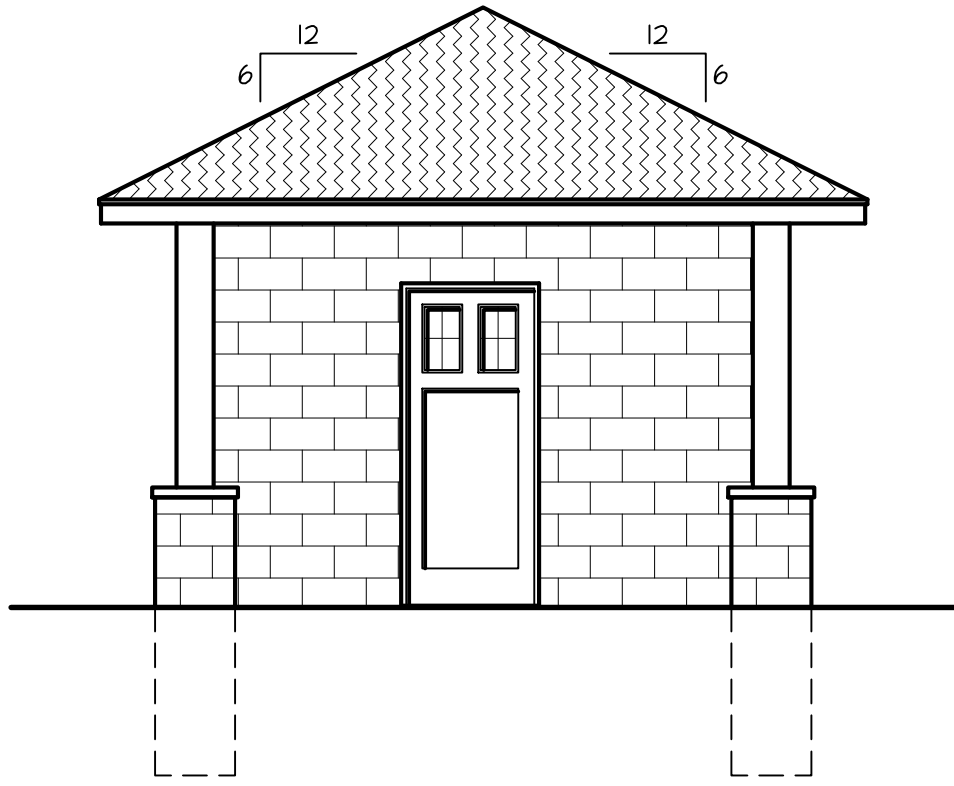
1. DESCRIPTION OF EXISTING CONDITION <i>Please tell us about the current appearance and conditions of the areas you want to change. You may use a few sentences or attach a separate prepared document on the right. (For example, "existing roof on my garage is covered in gray asphalt shingles in poor condition.")</i>	
Swimming pool has been shot and area is prepped for approved hardscape and structures. Gazebo has not been constructed at this time.	
	
2. PHOTOGRAPHS <i>Help us understand your project. Please attach photographs of all areas where work is proposed.</i>	
3. DESCRIPTION OF PROJECT <i>In this box, tell us about what you want to do at the areas described above in box #1. (For example, Install new asphalt shingle roofing at garage.)</i>	
Swimming pool has already been approved along with hardscape and structures. I am proposing to modify the gazebo to include a changing/restroom under the gazebo.	
4. DETAILED SCOPE OF WORK <i>In this box, please describe all steps necessary to complete the work described in box #3. (For example, "remove existing shingles, replace wood deck as necessary, replace wood eaves, install roof vents, replace rotted fascia boards, paint, clean worksite.")</i>	
Will need to add and run plumbing to the proposed gazebo for the restroom addition.	
5. BROCHURES/CUT SHEETS <i>Please provide information on the products or materials you are proposing to install. For example, a brochure on the brand and color of the shingles proposed.</i>	

ADDITIONAL DETAILS

<p>9. OTHER</p> <p><i>Please provide any additional details. HDC Staff may ask you to submit additional information at a later time depending on your project.</i></p>	

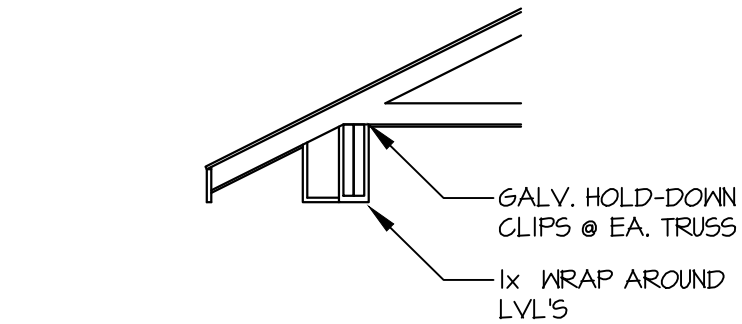


WEST ELEVATION
EAST ELEVATION SIMILAR
SCALE: 1/4" = 1'-0"

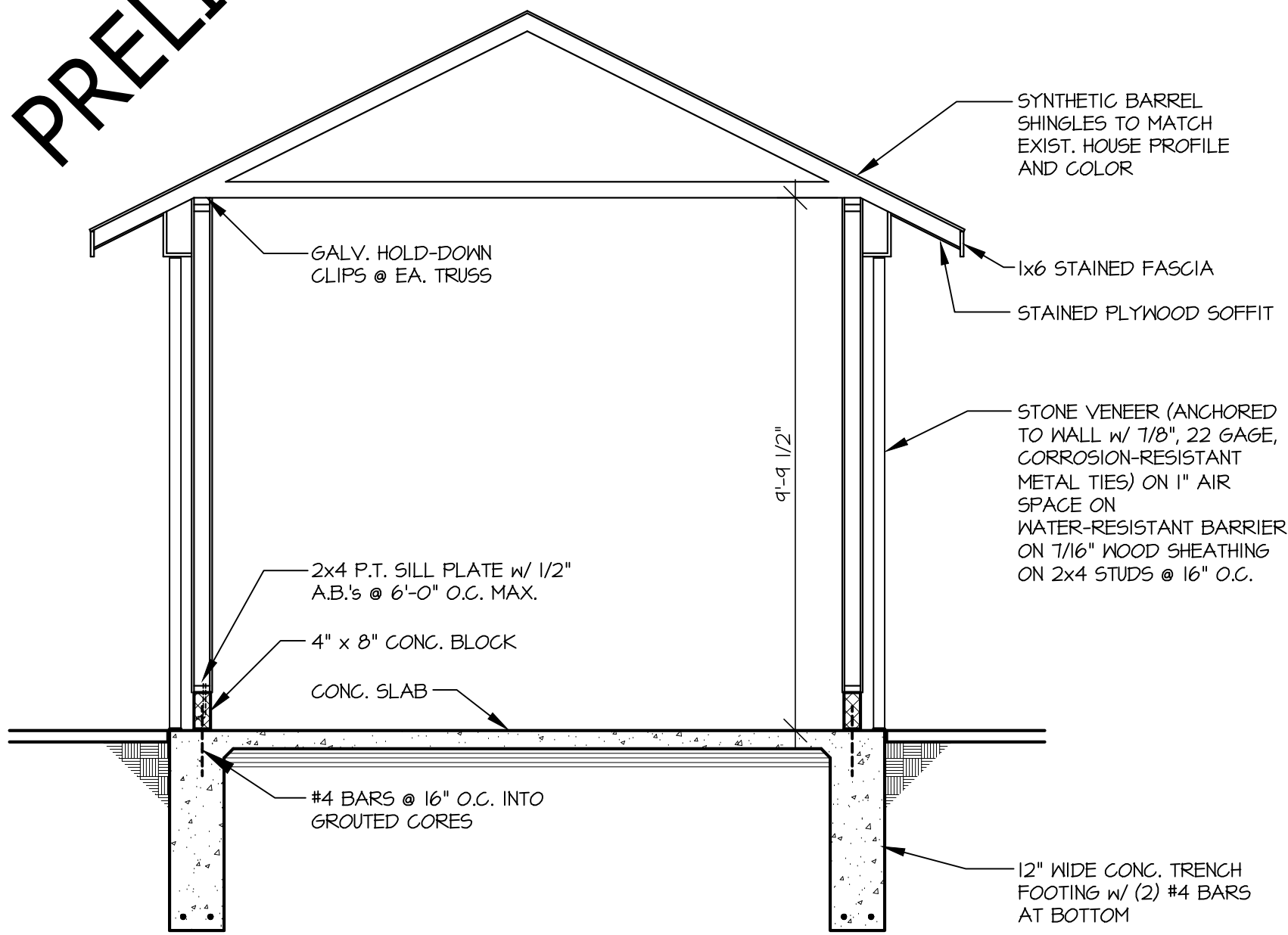


SOUTH ELEVATION
NORTH ELEVATION SIMILAR
SCALE: 1/4" = 1'-0"

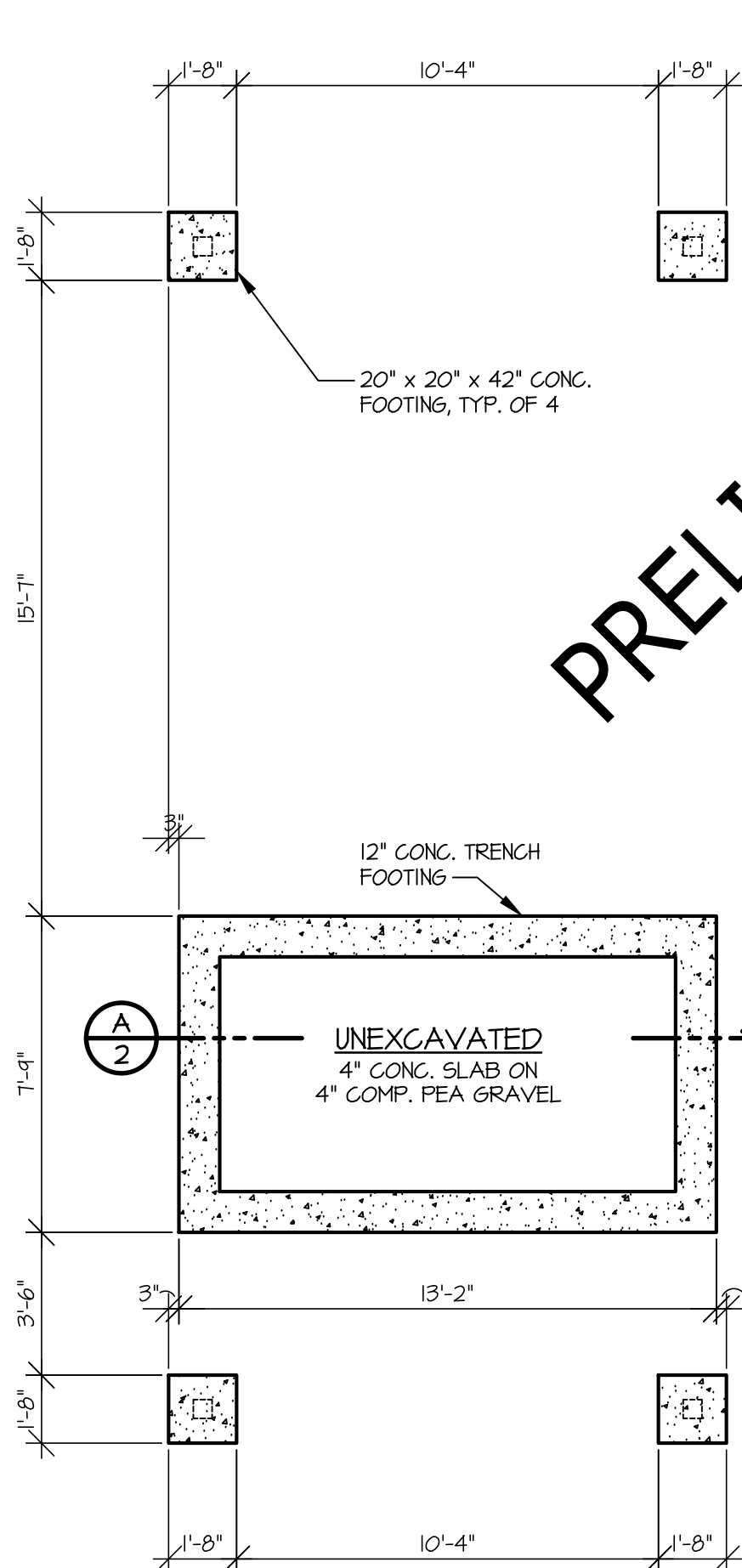
PRELIMINARY



SECTION
SCALE: 3/8" = 1'-0"

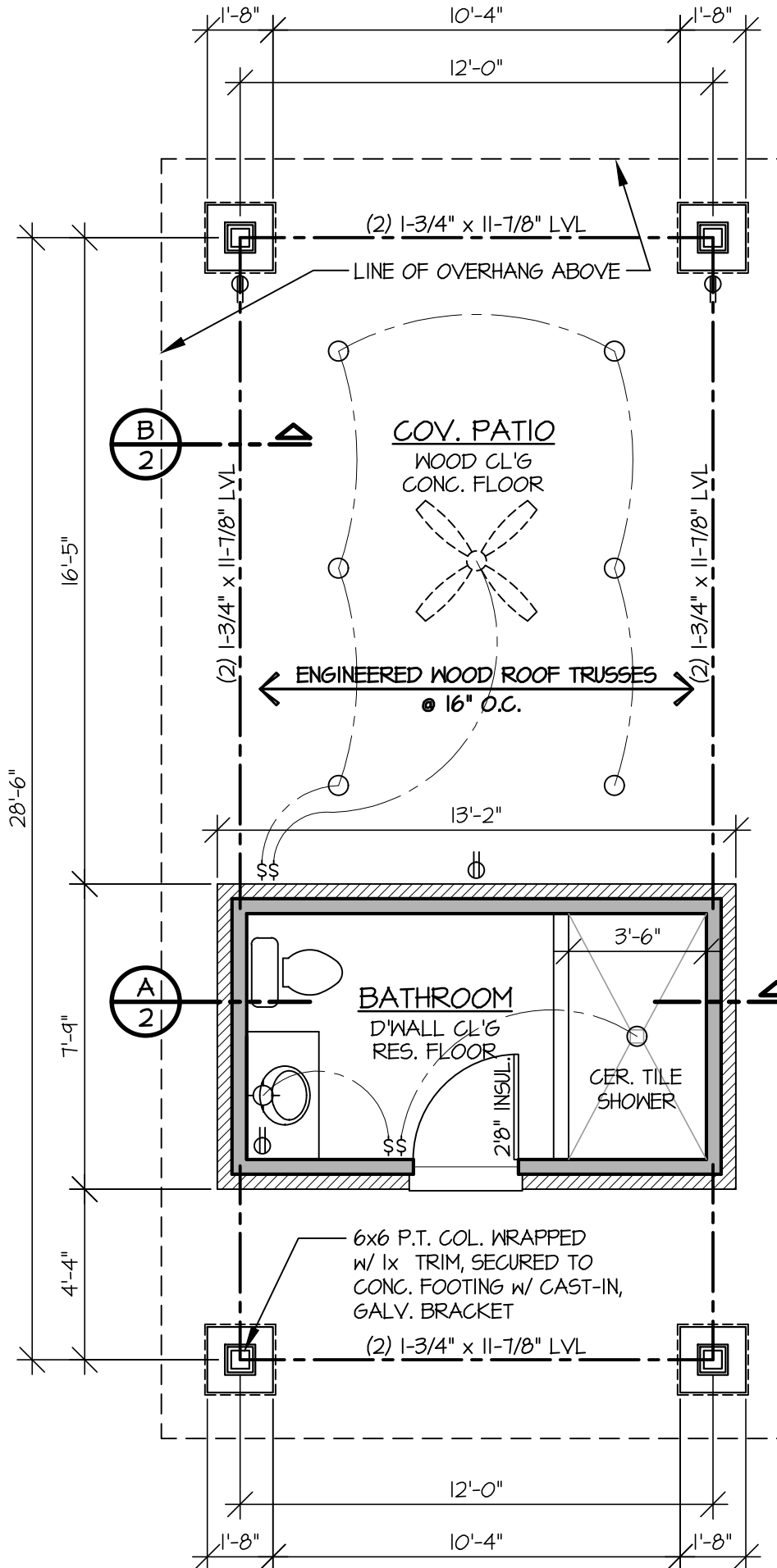


SECTION
SCALE: 3/8" = 1'-0"



FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

PRELIMINARY



FLOOR PLAN
102 GROSS S.F.
SCALE: 1/4" = 1'-0"

PRELIMINARY

DHDC 2024-00509

APPROVAL DOCUMENT – POST AT WORK LOCATION

CITY OF DETROIT
HISTORIC DISTRICT COMMISSION

2 WOODWARD, SUITE 808
DETROIT, MICHIGAN 48226

10/15/2024

CERTIFICATE OF APPROPRIATENESS

Maurice Morton
150 W. Boston Ave
Detroit, MI 48202

RE: Application Number 2024-00509; 150 W. Boston; Boston-Edison Historic District

Dear Applicant,

At the Regular Meeting that was held on October 9, 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 October 15, 2024, as it meets the Secretary of Interior’s Standards for Rehabilitation and the district’s Elements of Design:

- Install 16’ x 40’ fiberglass, prefabricated inground swimming pool (6’6” maximum depth) with a 8’x 8’ raised spill-over spa (3’ maximum depth), per submitted plans.
- Install cedar wood 18’ x 12.5’ area gazebo per submitted plans.
- Install cedar wood 12’ x 15’ area pergola per submitted drawings.
- Install hardscape pavers around pool, gazebo and pergola per submitted plans.
- Install 5’ wide new concrete walkway to the front sidewalk. Sidewalk will have diamond-shaped saw cuts to match existing front walkway that leads to the front door.
- Plant arborvitae trees, shrubs and perennials per submitted drawings.

The Certificate of Appropriateness is issued with the following conditions:

- The applicant provides a planting plan with a more relaxed spacing of the evergreen screen plantings that complements the front façade of the house approved by HDC staff.

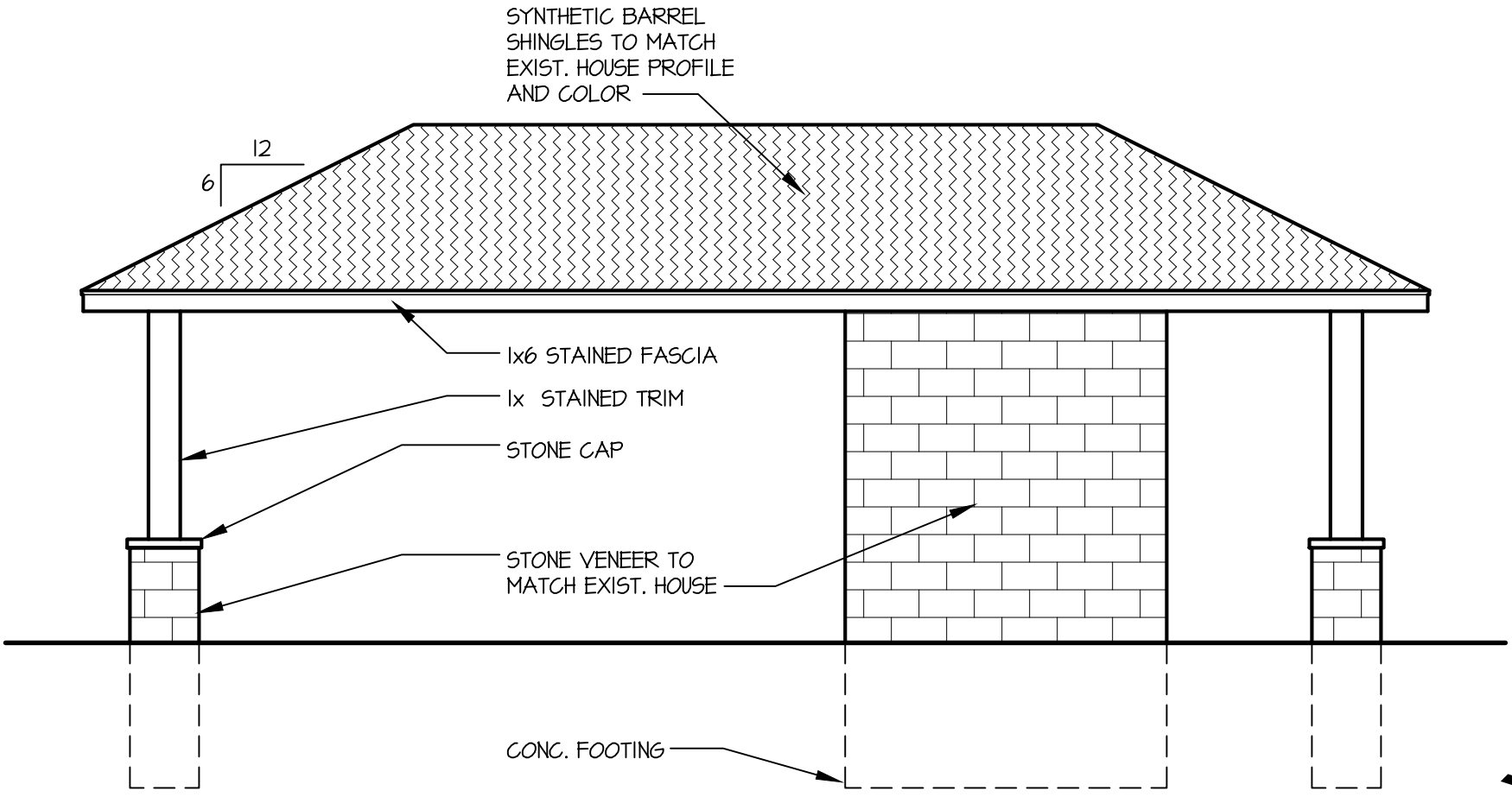
Please retain this COA for your files and post it at the subject property until work is complete. It is important to note that approval by the DHDC does not waive the applicant's responsibility to comply with any other applicable ordinances or statutes. If you have any questions regarding the foregoing,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

For the Commission:

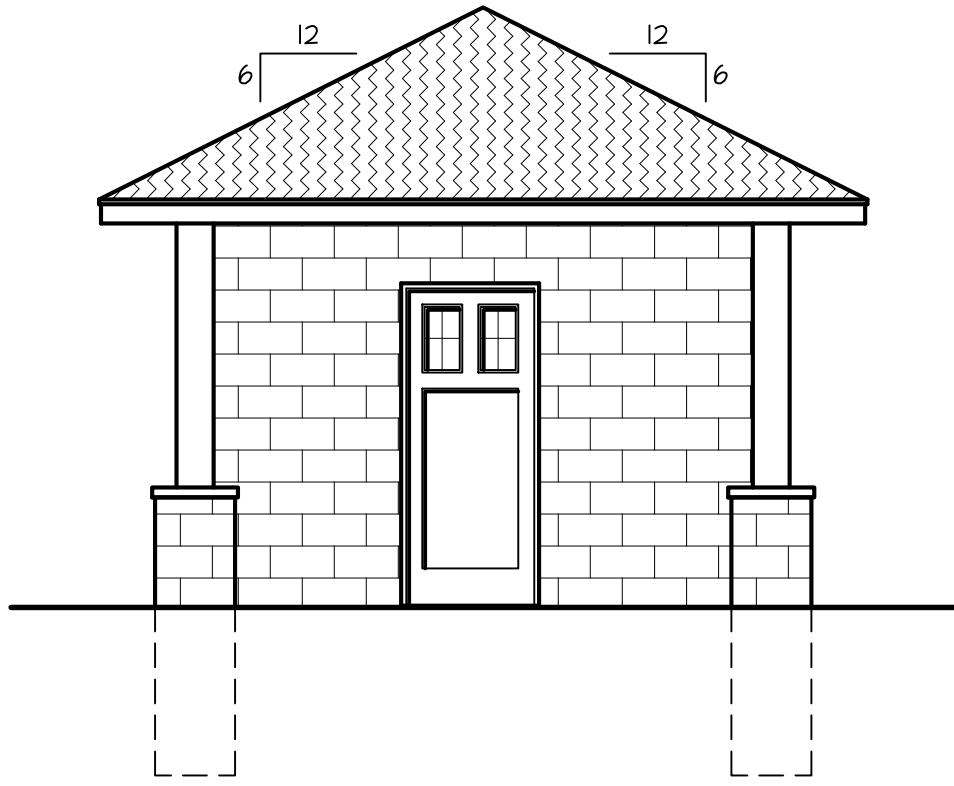


Daniel Rieden
Detroit Historic District Commission



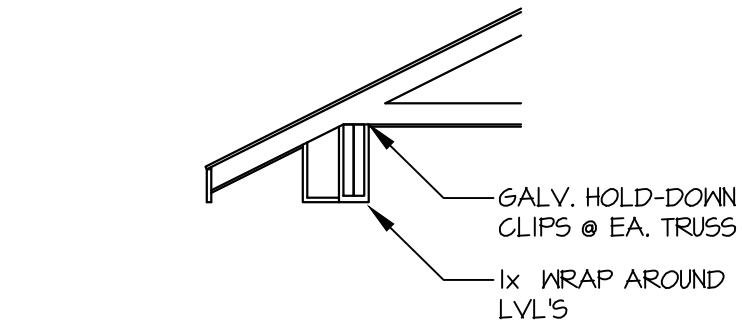


WEST ELEVATION
EAST ELEVATION SIMILAR
SCALE: 1/4" = 1'-0"

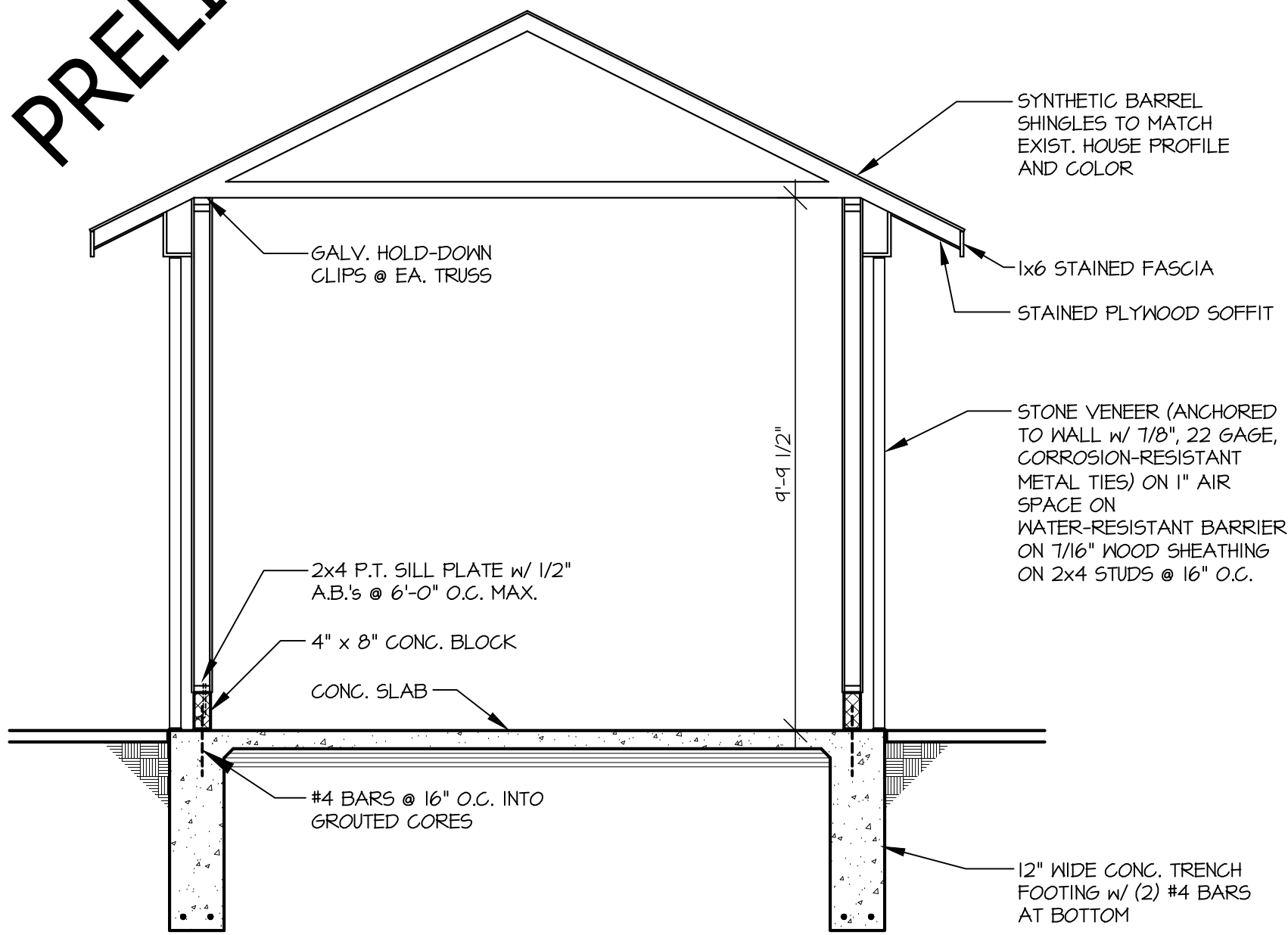


SOUTH ELEVATION
NORTH ELEVATION SIMILAR
SCALE: 1/4" = 1'-0"

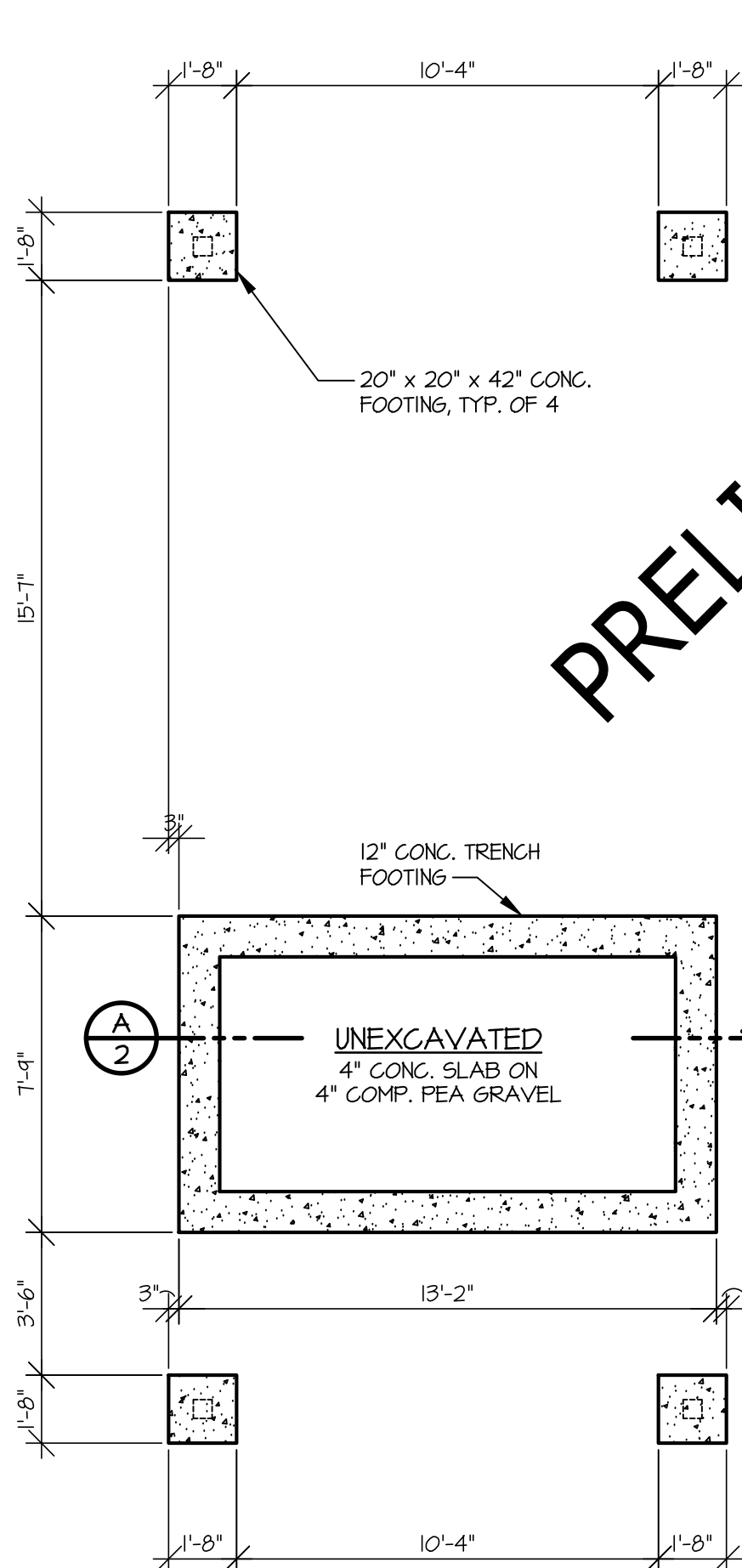
PRELIMINARY



SECTION
SCALE: 3/8" = 1'-0"

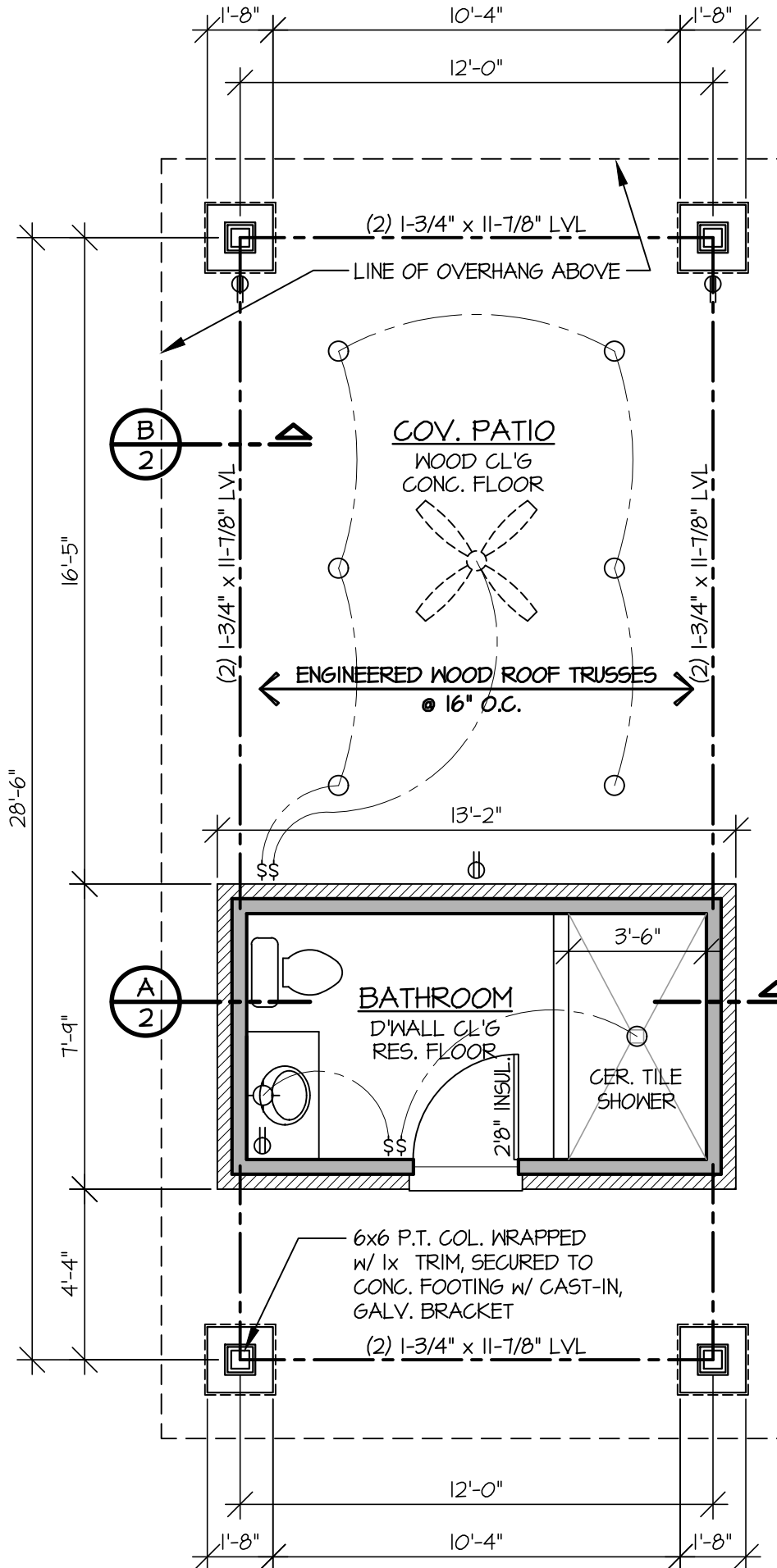


SECTION
SCALE: 3/8" = 1'-0"



FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

PRELIMINARY



FLOOR PLAN
102 GROSS S.F.
SCALE: 1/4" = 1'-0"

PRELIMINARY