



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

HISTORIC DISTRICT COMMISSION

CERTIFICATE OF APPROPRIATENESS

Application Number: HDC2025-00453

Effective Date: 08/19/25

Project Address: 1516-1524 Vinewood Street

Issued to: Devon Caldwell
19 Clifford Street
Detroit, MI 48226

Historic District: Hubbard Farms

Description of Work:

Construct a parking lot across the entirety of 1524 Vinewood, to extend into the north-facing courtyard space of the historic apartment building at 1516 Vinewood.

With the Conditions that:

- ☐ A landscape buffer be added to the site plan prior to permit approval, screening the parking at least partially from Vinewood, with hydrangeas
- ☐ A tree may be added as well.
- ☐ A trash enclosure structure may be approved by staff if added to the design

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:

Garrick Landsberg
Director of Staff, Historic District Commission

PSR: Jennifer

250819gl



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.



HISTORIC DISTRICT COMMISSION APPLICATION FOR WORK APPROVAL

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

APPLICATION ID

HDC2025-00453

PROPERTY INFORMATION**ADDRESS(ES):** 1516-1524 Vinewood Street**HISTORIC DISTRICT:** Hubbard Farms**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 type="checkbox"/> Other |
| <input type="checkbox"/> Demolition | <input type="checkbox"/> Signage | <input type="checkbox"/> New
Building | <input type="checkbox"/> Addition | <input checked="" type="checkbox"/> Site Improvements
(landscape, trees, fences,
patios, etc.) | |

BRIEF PROJECT DESCRIPTION:

Construct new parking lot where existing gravel lot served the adjacent apartment building, Broderick Manor (1516 Vinewood).

APPLICANT IDENTIFICATION**TYPE OF APPLICANT:** Property Owner/Homeowner**NAME:** Devon Caldwell**COMPANY NAME:** Blue Ink Vinewood LLC**ADDRESS:** 19 Clifford Street**CITY:** Detroit**STATE:** MI**ZIP:** 48226**PHONE:** +1 (443) 472-3098**EMAIL:** dcaldwell@inkwelldev.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/or occupant of the subject property and that the information on this application is true and correct.

DocuSigned by:

Devon Caldwell

Blue Ink Vinewood LLC

07/07/2025

SIGNATURE

DATE

19 Clifford Street

Detroit

MI

48226

+1 (443) 472-3098

dcaldwell@inkwelldev.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)

N/A

GENERAL

1. DESCRIPTION OF EXISTING CONDITION

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.")

Gravel & dirt lot with construction fencing on the east and west, and wooden fence to the north.

2. PHOTOGRAPHS

Help us understand your project. Please attach photographs of all areas where work is proposed.



3. DESCRIPTION OF PROJECT

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.")

New grading / paving to formalize the existing gravel lot that was utilized for parking at the adjacent apartment building. Installation of wrought iron fencing (see picture of fencing in brochures/cut sheets attachment) and landscaping (hydrangeas) along Vinewood.

4. DETAILED SCOPE OF WORK

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.")


- Fine grading
- Concrete Paving
- Striping
- Fence Installation
- Landscaping

5. BROCHURES/CUT SHEETS

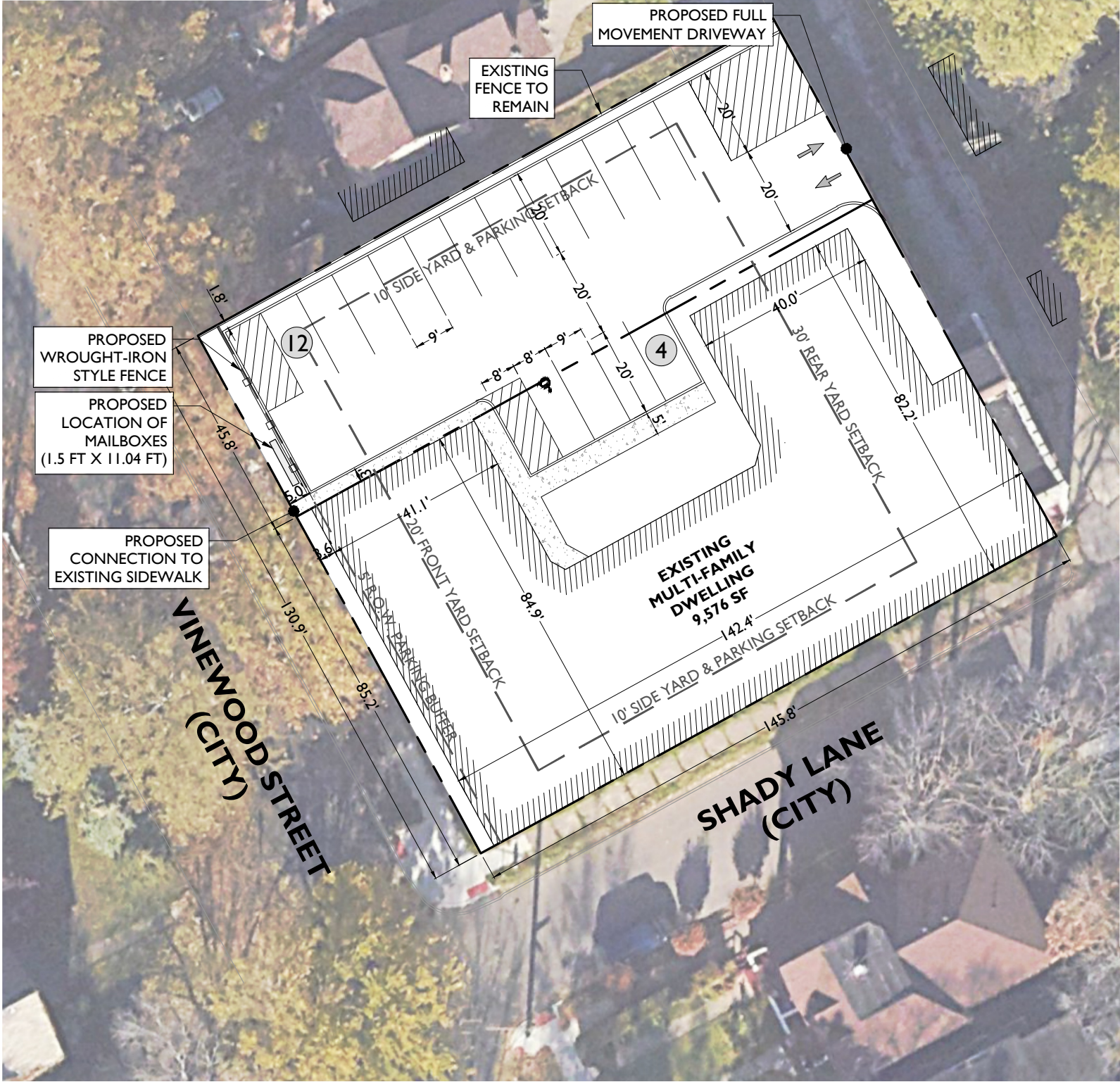
Please provide information on the products or materials you are proposing to install. For example, a brochure on the brand and color of the shingles proposed.



ADDITIONAL DETAILS

<div>8. SITE IMPROVEMENTS</div> <div>If site improvements are proposed, please provide any relevant site improvement plans pertaining to your project.</div>	<div></div>

V:\DET\2022\DET-220435-Kem-Tec-1524 & 1516 Vinewood, Detroit, MI\CADD\Concepts\2025-05-21 (HS)-Concept-E 1516 & 1524 Vinewood Street, City of Detroit, MI.dwg



LAND USE AND ZONING

PARCEL ID : 14008761 & 14008762

TWO FAMILY RESIDENTIAL (R2) & GRAND BOULEVARD OVERLAY AREA

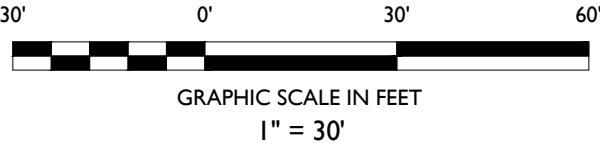
PROPOSED USE

PARKING LOT / AREA	CONDITIONAL USE		
ZONING REQUIREMENT	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	7,000 SF	12,417 SF (0.29 AC)	19,090 SF (0.44 AC)
MINIMUM FRONT YARD SETBACK	20 FT	3.6 FT (EN)	3.6 FT (EN)
MINIMUM SIDE YARD SETBACK	10 FT	0 FT (EN)	0 FT (EN)
MINIMUM REAR YARD SETBACK	30 FT	0 FT (EN)	0 FT (EN)
MINIMUM SIDE PARKING SETBACK ⁽¹⁾	10 FT	N/A	1.8 FT (V)
MINIMUM R.O.W. PARKING BUFFER	5 FT	N/A	5.0 FT

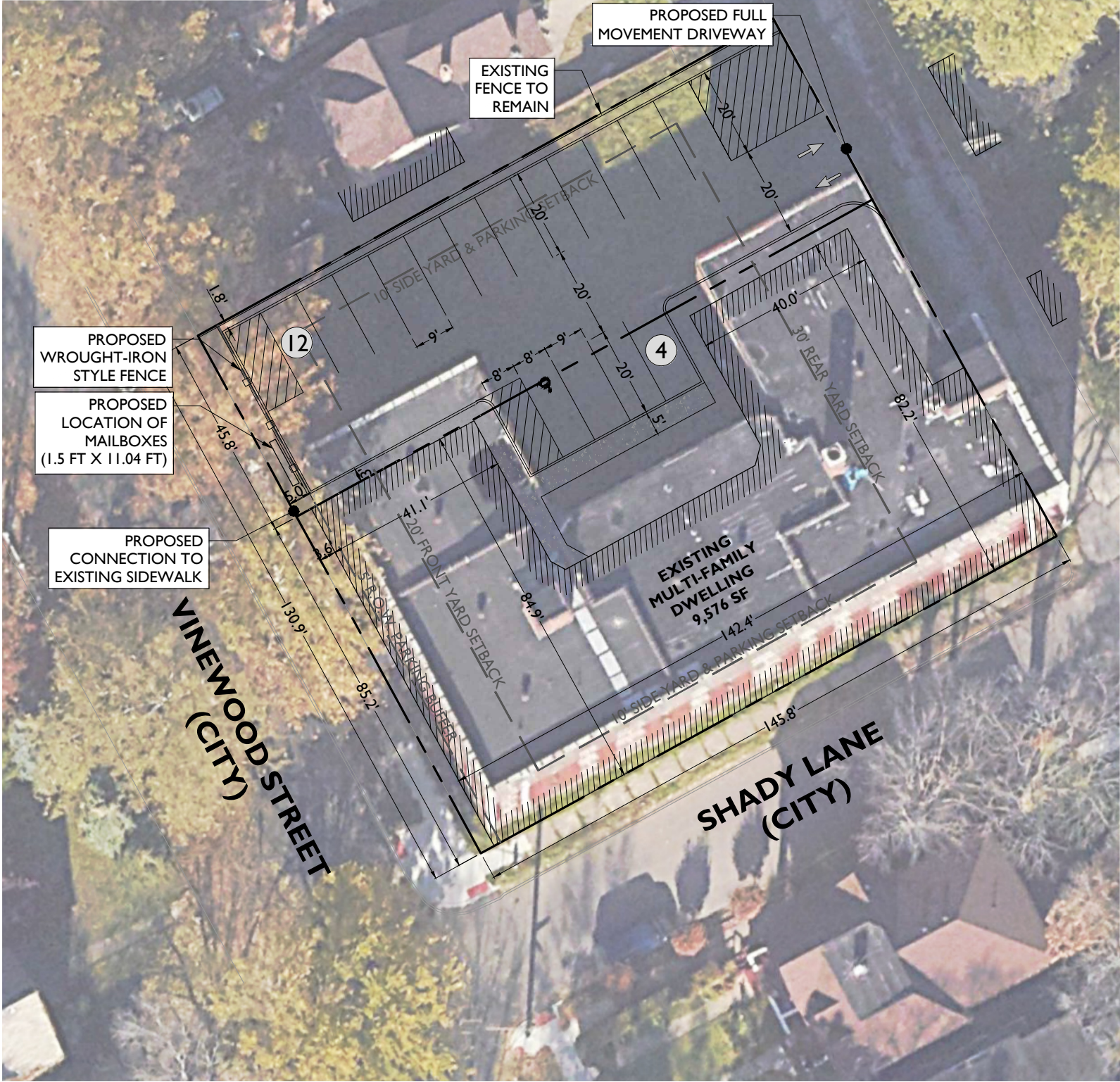
- (1) 50-13-182.2 : PARKING AREAS SHALL HAVE A SIDE SETBACK OF AT LEAST 10 FT WIDE SHALL BE PROVIDED ON EACH SIDE
- (2) 61-14-221: IN INSTANCES WHERE IT IS NOT PRACTICAL TO PROVIDE A 5-FT LANDSCAPED BUFFER STRIP, A WROUGHT IRON-STYLE ORNAMENTAL FENCE MAY BE ERRECTED, SUBJECT TO REVIEW AND APPROVAL BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
- (V) VARIANCE
- (EN) EXISTING NON-CONFORMITY

OFF-STREET PARKING REQUIREMENTS

CODE SECTION	REQUIRED	PROPOSED
§ 50-14-231	90° PARKING REQUIREMENT: 9 FT X 20 FT W/ 20 FT AISLES	9 FT X 20 FT W/ 20 FT AISLES



V:\DET\2022\DET-220435-Kem-Tec-1524 & 1516 Vinewood, Detroit, MI\CADD\Concepts\2025-05-21 (HS)-Concept-E 1516 & 1524 Vinewood Street, City of Detroit, MI.dwg



LAND USE AND ZONING

PARCEL ID : 14008761 & 14008762

TWO FAMILY RESIDENTIAL (R2) & GRAND BOULEVARD OVERLAY AREA

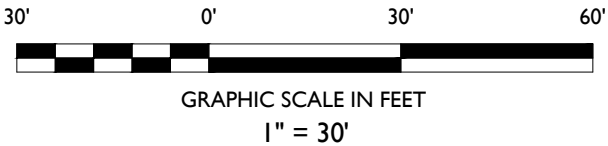
PROPOSED USE

PARKING LOT / AREA	CONDITIONAL USE		
ZONING REQUIREMENT	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	7,000 SF	12,417 SF (0.29 AC)	19,090 SF (0.44 AC)
MINIMUM FRONT YARD SETBACK	20 FT	3.6 FT (EN)	3.6 FT (EN)
MINIMUM SIDE YARD SETBACK	10 FT	0 FT (EN)	0 FT (EN)
MINIMUM REAR YARD SETBACK	30 FT	0 FT (EN)	0 FT (EN)
MINIMUM SIDE PARKING SETBACK ⁽¹⁾	10 FT	N/A	1.8 FT (V)
MINIMUM R.O.W. PARKING BUFFER	5 FT	N/A	5.0 FT

- (1) 50-13-182.2 : PARKING AREAS SHALL HAVE A SIDE SETBACK OF AT LEAST 10 FT WIDE SHALL BE PROVIDED ON EACH SIDE
- (2) 61-14-221: IN INSTANCES WHERE IT IS NOT PRACTICAL TO PROVIDE A 5-FT LANDSCAPED BUFFER STRIP, A WROUGHT IRON-STYLE ORNAMENTAL FENCE MAY BE ERRECTED, SUBJECT TO REVIEW AND APPROVAL BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
- (V) VARIANCE
- (EN) EXISTING NON-CONFORMITY

OFF-STREET PARKING REQUIREMENTS

CODE SECTION	REQUIRED	PROPOSED
§ 50-14-231	90° PARKING REQUIREMENT: 9 FT X 20 FT W/ 20 FT AISLES	9 FT X 20 FT W/ 20 FT AISLES



STONEFIELD
engineering & design



Detroit, MI • New York, NY • Boston, MA
Princeton, NJ • Tampa, FL • Rutherford, NJ
www.stonefielddesign.com

607 Shelby Sute 200, Detroit, MI 48226
Phone 248.247.1115

CONCEPT PLAN

PROPOSED PARKING FOR EXISTING
MULTI-FAMILY DWELLING

PARCEL ID : 14008761 & 14008762
1516 & 1524 VINEWOOD STREET
CITY OF DETROIT
WAYNE COUNTY, MICHIGAN



NOT APPROVED FOR
CONSTRUCTION

DRAWN BY: MA
CHECKED BY: MH
DATE: 05/21/2025
SCALE: (H) 1" = 30'

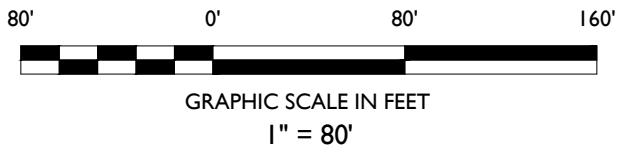
PROJECT ID: DET-220435

TITLE:
**CONCEPT E
(AERIAL)**

SHEET:

E-2

V:\DET\2022\DET-220435-Kem-Tec-1524 & 1516 Vinewood, Detroit, MI\CADD\Concepts\2025-05-21 (HS)-Concept-E 1516 & 1524 Vinewood Street, City of Detroit, MI.dwg



STONEFIELD
engineering & design

Detroit, MI • New York, NY • Boston, MA
Princeton, NJ • Tampa, FL • Rutherford, NJ
www.stonefieldeng.com

607 Shelby Sute 200, Detroit, MI 48226
Phone 248.247.1115

CONCEPT PLAN

**PROPOSED PARKING FOR EXISTING
MULTI-FAMILY DWELLING**

PARCEL ID : 14008761 & 14008762
1516 & 1524 VINEWOOD STREET
CITY OF DETROIT
WAYNE COUNTY, MICHIGAN



**NOT APPROVED FOR
CONSTRUCTION**

DRAWN BY: MA
CHECKED BY: MH
DATE: 05/21/2025
SCALE: (H) 1" = 80'

PROJECT ID: DET-220435

TITLE:
**CONCEPT E
(OVERALL)**

SHEET:

E-3









NOW LEASING
STUDIO 11 BED 12 BED
313.379.5179
NEIGHBORS
www.neighbors.com

