



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

HISTORIC DISTRICT COMMISSION

CERTIFICATE OF APPROPRIATENESS

Application Number: HDC2025-00576

Effective Date: 10/14/25

Project Address: 795 Longfellow

Issued to: City of Detroit - General Services Department
115 Erskine
Detroit, MI 48201

Historic District: Boston-Edison

Description of Work:

Install paved concrete paths and pads, benches, trash receptacles

With the Conditions that:

N/A

COA

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: Garrick

251015GL



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

HDC2025-00576

PROPERTY INFORMATION

ADDRESS(ES): 795 Longfellow

HISTORIC DISTRICT: Boston-Edison

SCOPE OF WORK: (Check ALL that apply)

- | | | | | | |
|--|---|--|---|--|---|
| ☐ Windows/
Doors | ☐ Walls/
Siding | ☐ Painting | ☐ Roof/Gutters/
Chimney | ☐ Porch/Deck/Balcony | ☒ Other |
| ☐ Demolition | ☐ Signage | ☐ New
Building | ☐ Addition | ☒ Site Improvements
(landscape, trees, fences,
patios, etc.) | |

BRIEF 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 6.79 acre 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 and Edison St and Longfellow St. The park is located in the Boston Edison Historic District. The proposed site amenities and tree maintenance at 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) 6' benches on concrete pads (exposed aggregate finish), (4) trash receptacles on 4'x4' concrete pads and a 6'-wide pathway in concrete with exposed aggregate finish. The scope of these improvements includes the pathway shown in the plan, and is based on the historic 1927 plan of the park. The park improvements for Voigt involved community discussion and engagement. Several block clubs were invited to provide comments and feedback and the Historic Boston Edison Association was engaged and provided input on the plan.

APPLICANT IDENTIFICATION

TYPE OF APPLICANT:

NAME: Theresa McArleton, Chief Parks Planner	COMPANY NAME: City of Detroit, General Services Dept.		
ADDRESS: 115 Erskine	CITY: Detroit	STATE:	ZIP: 48201
PHONE: (313) 920-8544	EMAIL: theresa.mcarleton@detroitmi.gov		

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.

City of Detroit - General Services Department

Signed by:

Theresa McArleton

B5C93019668A4FD...

SIGNATURE

09/09/2025

DATE

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:

N/A

(only applicable if you've already applied for permits through ePLANS)

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.")

The most recent aerial from 2022 displays existing conditions of the park. Voigt Park offers passive activities to the neighboring residents. There is full street frontage on all 4 sides but no walkways on 2 of the sides. There are little to no amenities in the park with the exception of trash barrels, dog bag stations and 4 period light fixtures. The park has a number of mature trees and an overall lack of ADA accessibility within the park.

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.)

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 maintenance 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 the primary sections of the historical path from the 1927 historical plan, with the eastern portion slated for construction first (see drawing for details). This plan also includes and installing trash receptacles at park

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.")

Scope items include installing (2) 6' benches on concrete pads (exposed aggregate finish), (4) trash receptacles on 4'x4' concrete pads and a 6'-wide pathway in concrete with exposed aggregate finish. The scope of these improvements includes the pathway shown in the plan, and is based on the historic 1927 plan of the park, and the eastern portion will be constructed first. Tree maintenance, focusing on removal of dead trees in the park, are also part of this project.

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

8. SITE IMPROVEMENTS <i>If site improvements are proposed, please provide any relevant site improvement plans pertaining to your project.</i>	
9. OTHER <i>Please provide any additional details. HDC Staff may ask you to submit additional information at a later time depending on your project.</i>	

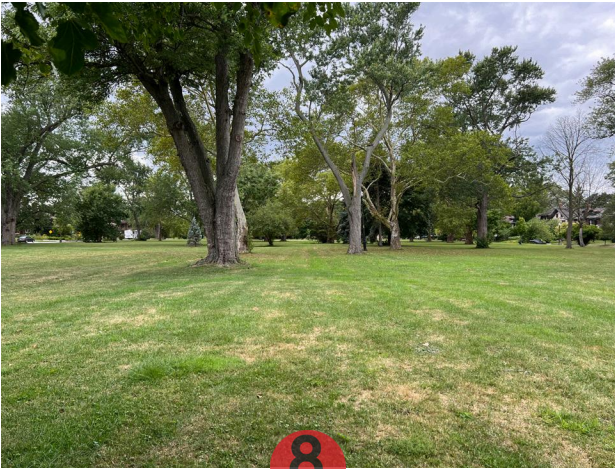
EXISTING PARK PHOTOS



EXISTING PARK PHOTOS



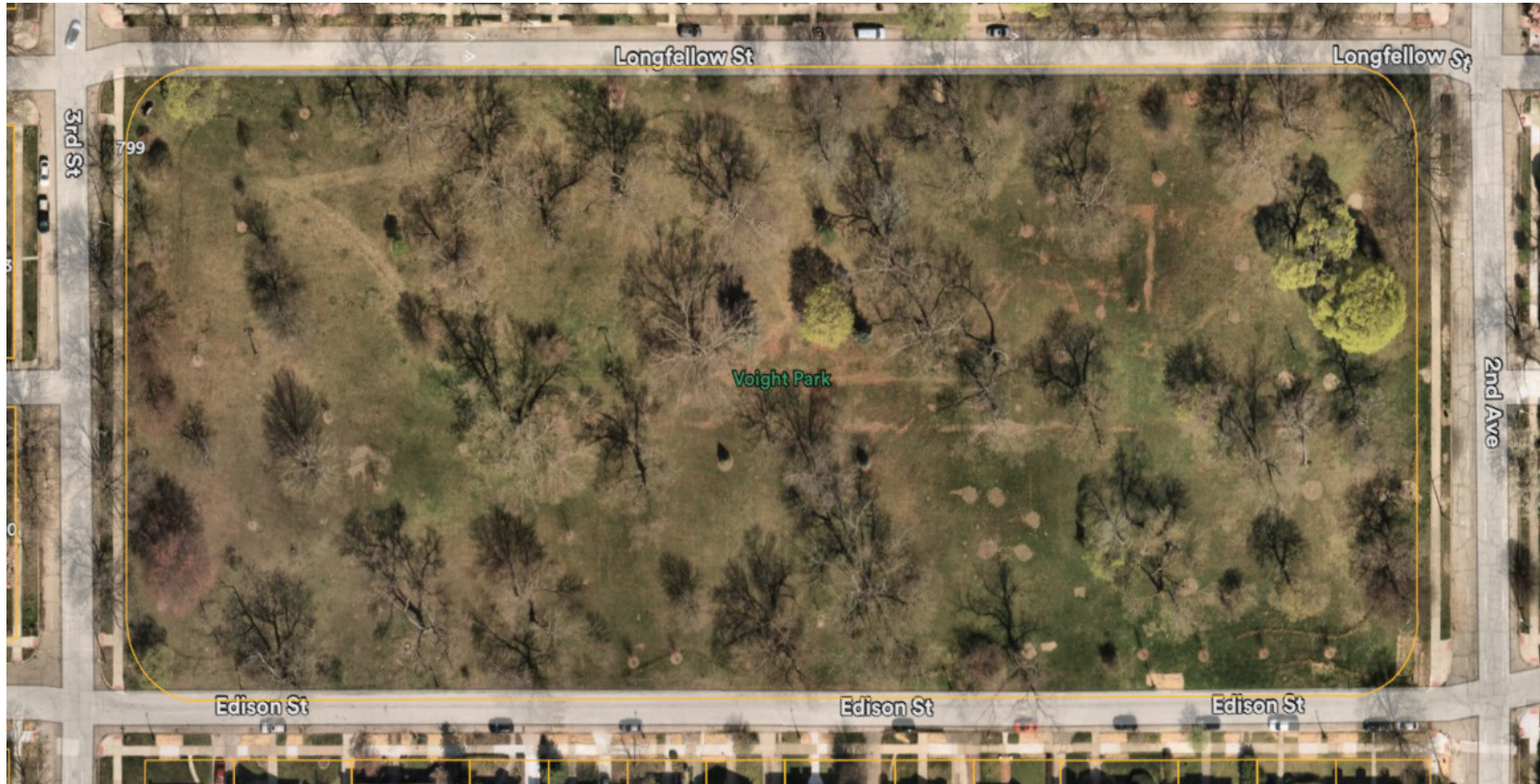
EXISTING PARK PHOTOS



VOIGT PARK

(795 LONGFELLOW ST)

PARK IMPROVEMENTS



HISTORIC DISTRICT COMMISSION
OCTOBER 8, 2025



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 maintenance 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 the eastern portion of the historical path from the 1927 historical plan and installing trash receptacles at park entrances. In addition, installing 2 historical park benches on concrete pads as previously approved by HDC.

HISTORIC CONDITIONS

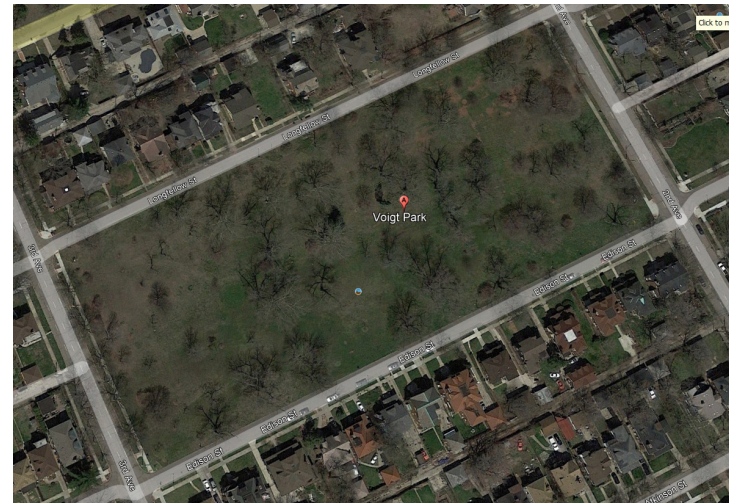
Voigt Park has primarily been an ornamental public park since 1908. During this time trees and shrubs were planted. A shelter building (bandshell) was once built in 1910 which hosted concerts and events. Other than that, Voigt Park has presented a historic character that the community embellishes.



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

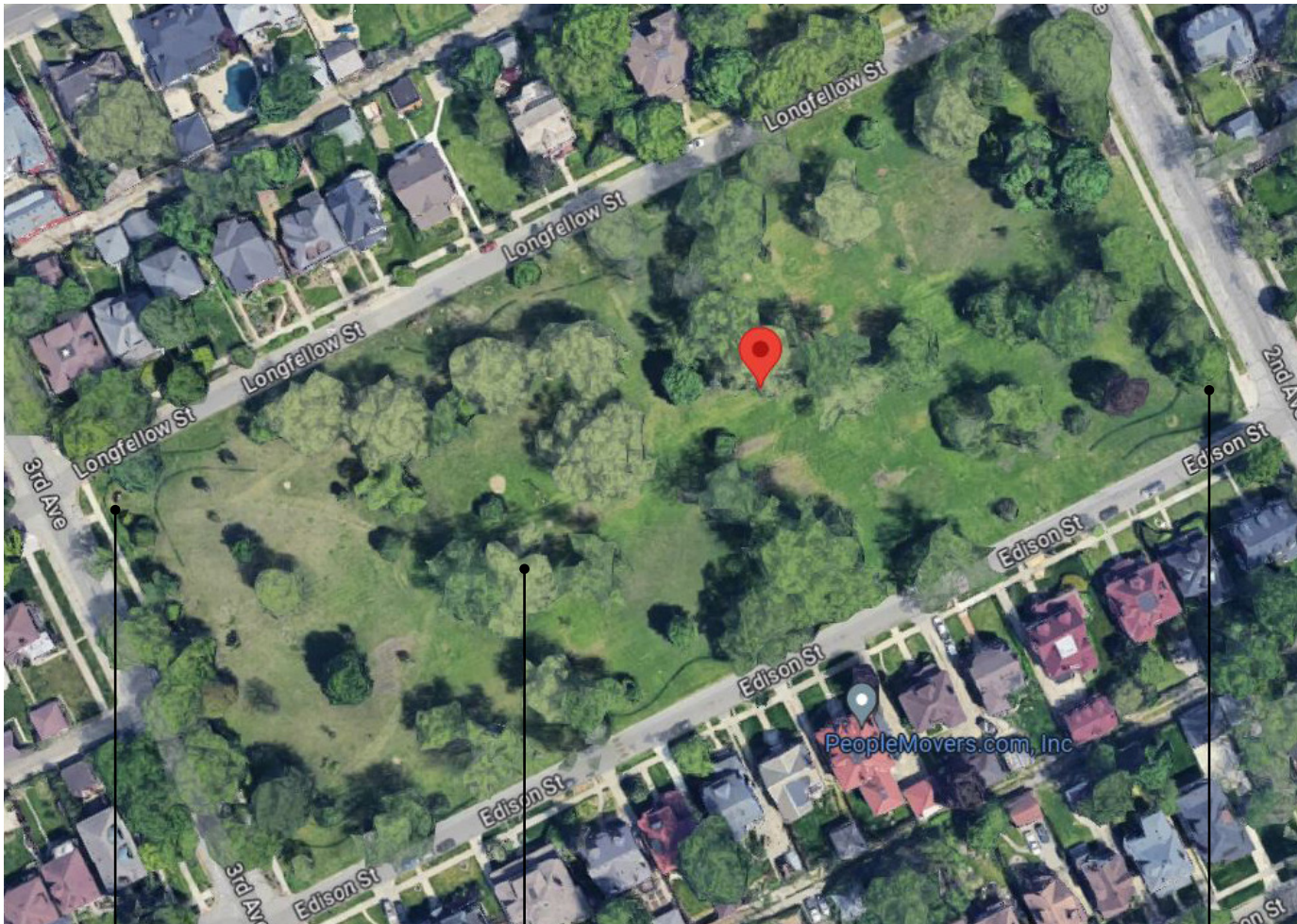


From 1960s- 2000, a number of trees became mature and a small playground set was installed but then removed.



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 accessibility within the park

HISTORIC
PARK SIGN

MATURE
TREE PLANTINGS

HISTORIC
PARK SIGN



Not to scale

ELEMENTS OF DESIGN (EOD)

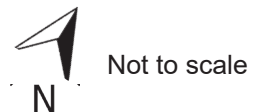
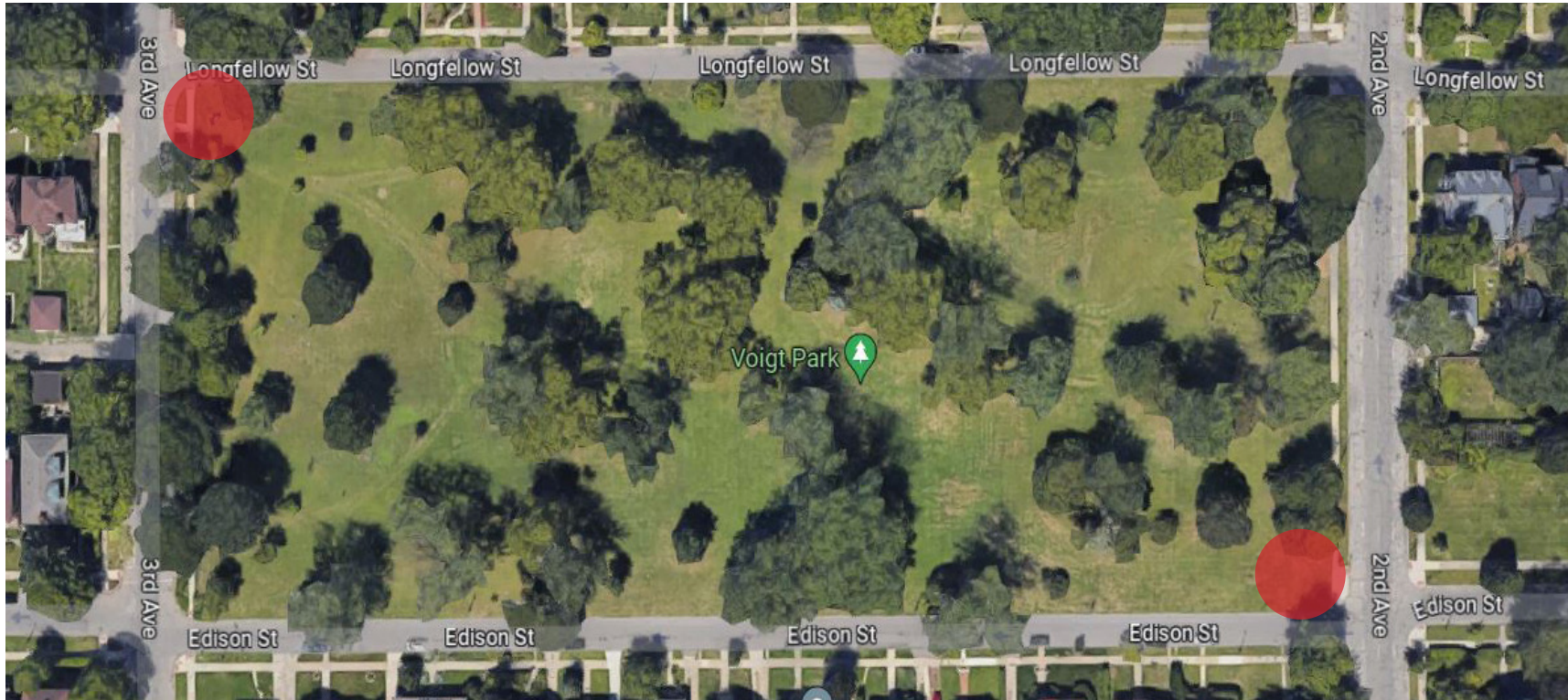
According to the City of Detroit Code of Ordinance Chapter 21 Sec. 21-2-2- Boston-Edison Historic District, the following elements of design (EOD). Please note only a shortened summary of the EOD is included below:

- (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.

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.



EXISTINGP 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.



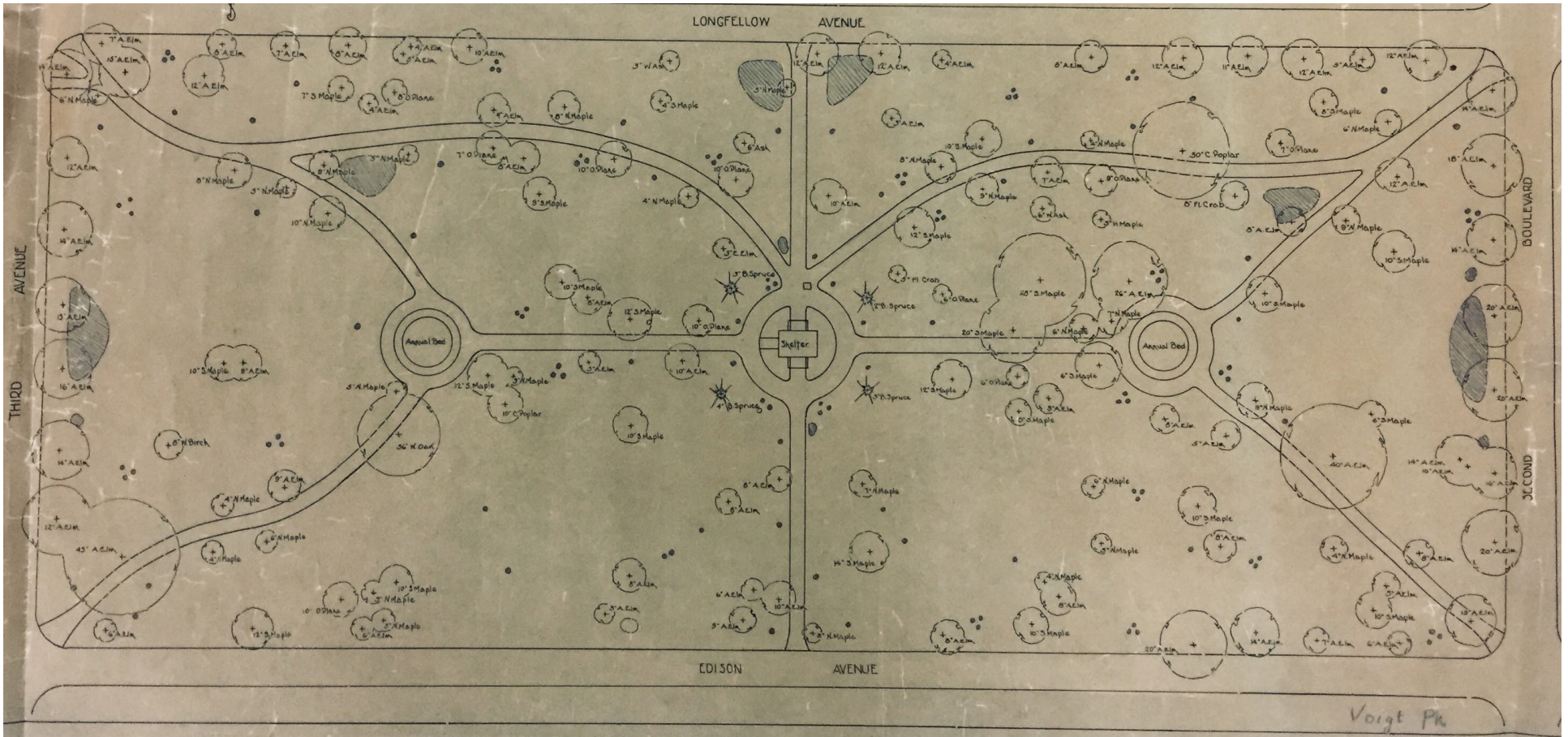
Existing (4) period light fixtures at the center of the park.



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

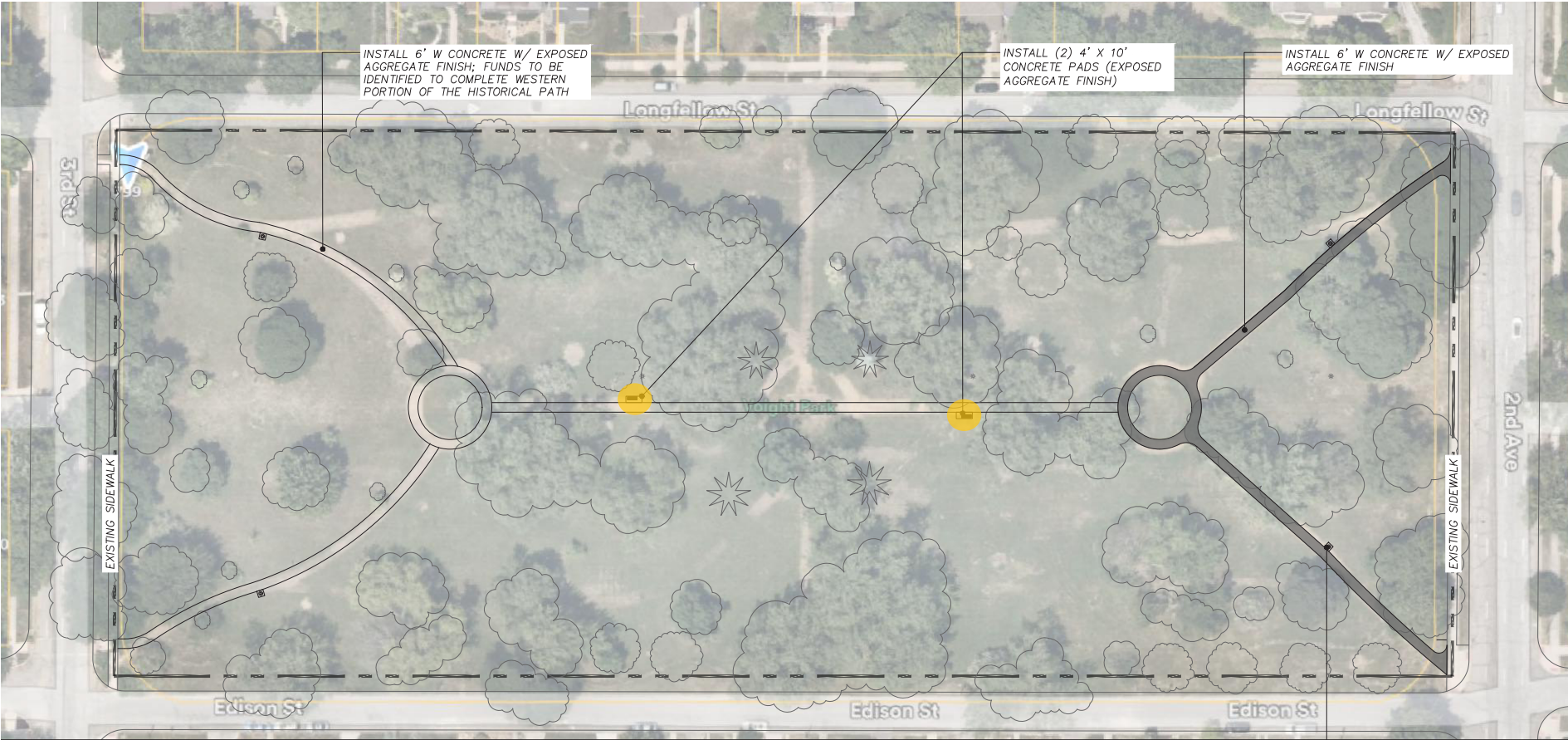
EXISTING TREES:

The park is a well shaded with mature trees that started sometime in 1927 as shown below.



Not to scale

PROPOSED PATH PLAN

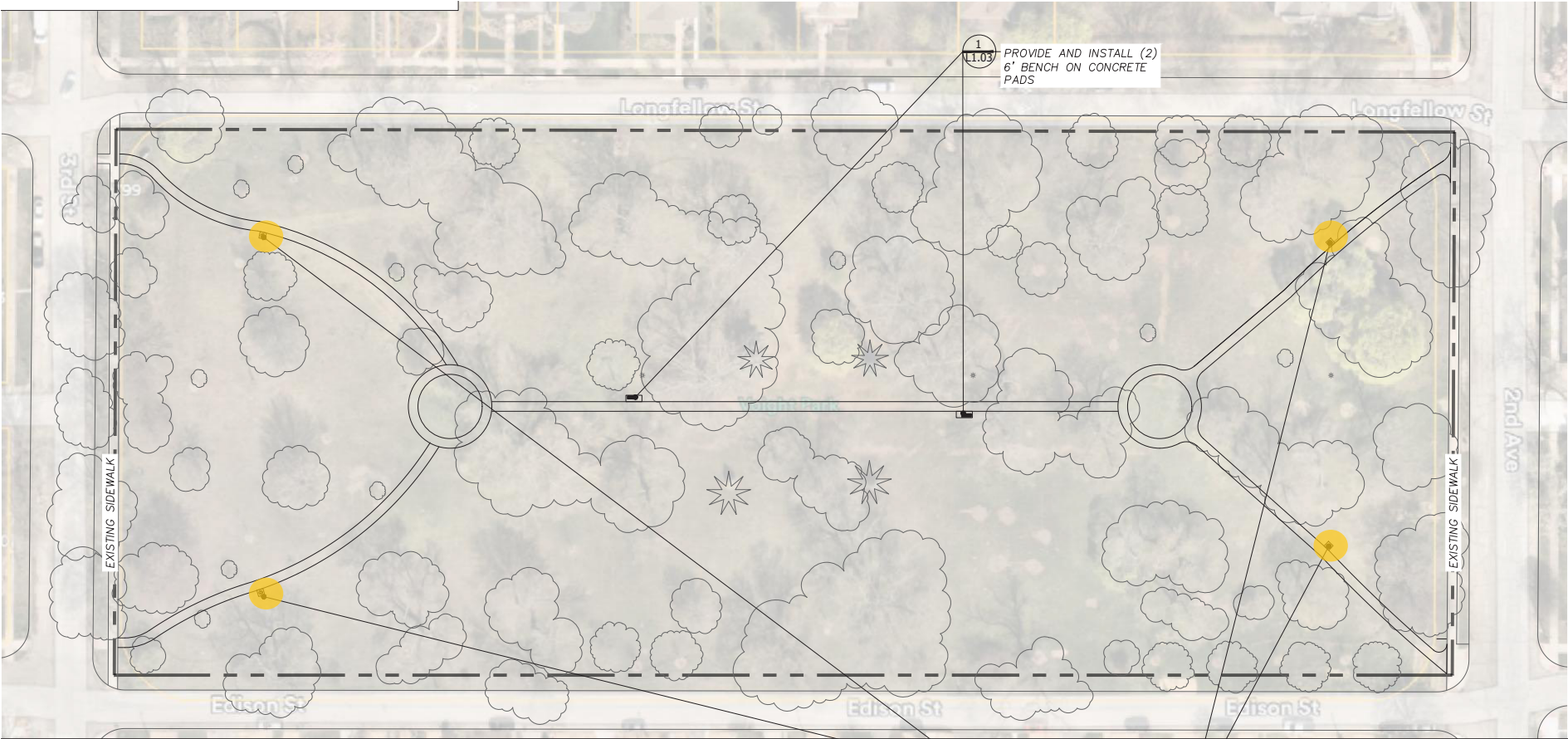


QUANTITIES				
SYMBOL	DESCRIPTION	TOTAL	UNIT	NOTES
	INSTALL 4" CONCRETE W/ EXPOSED AGGREGATE FINISH	3750	SF	INSTALL PER GSD SPECS AND DETAILS

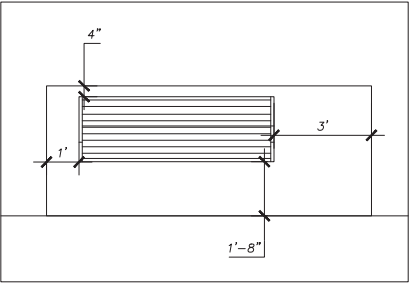
INSTALL (4) 4' X 4' CONCRETE PADS AT EACH PARK ENTRANCE AS SHOWN



PROPOSED TRASH RECEPTACLES



QUANTITIES				
SYMBOL	DESCRIPTION	TOTAL	UNIT	NOTES
	PROVIDE AND INSTALL 6\" BENCH	2	EA	ARTISTIC DISENOS, 6\" BENCH, B-1, COLOR BLACK OR APPROVED, INSTALL PER GSD AND MANUFACTURER SPECS AND DETAILS
⊙	PROVIDE AND INSTALL TRASH RECEPTACLE	4	EA	VICTOR STANLEY, 45 GAL SIDE DOOR OPENING LITTER RECEPTACLE, SD-42, TAPERED LID, SURFACE MOUNT, COLOR BLACK OR APPROVED EQUAL



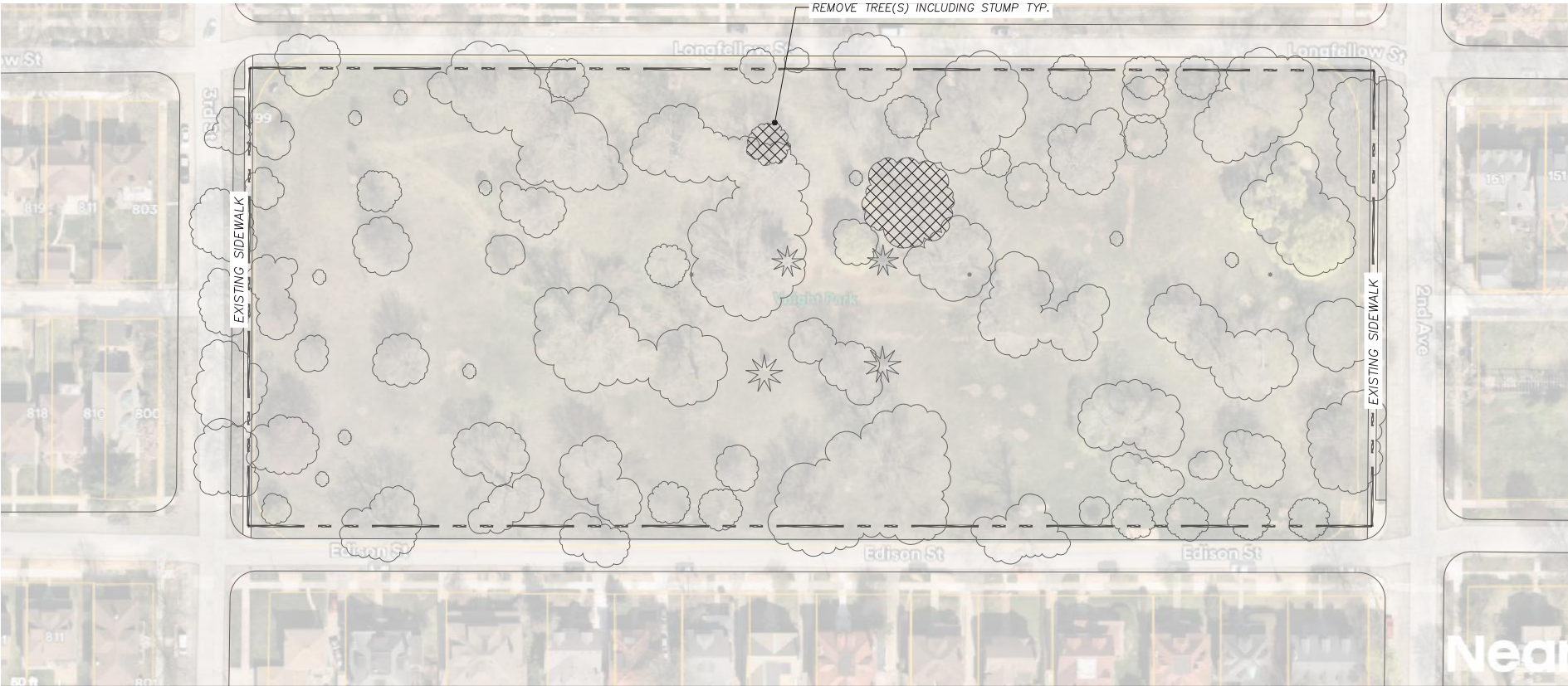
INSTALL (4) TRASH RECEPTABLES ON 4' X 4' CONCRETE PADS AT EACH PARK ENTRANCE CORNER



Trash Receptacle



PROPOSED TREE MAINTENANCE/REMOVALS



DEMOLITION NOTES:

QUANTITIES				
SYMBOL	DESCRIPTION	TOTAL	UNIT	NOTES
	REMOVE TREE(S) AND GRIND STUMP(S)	2	EA	REMOVE DEAD TREES AND PROPERLY DISPOSE

GENERAL NOTES

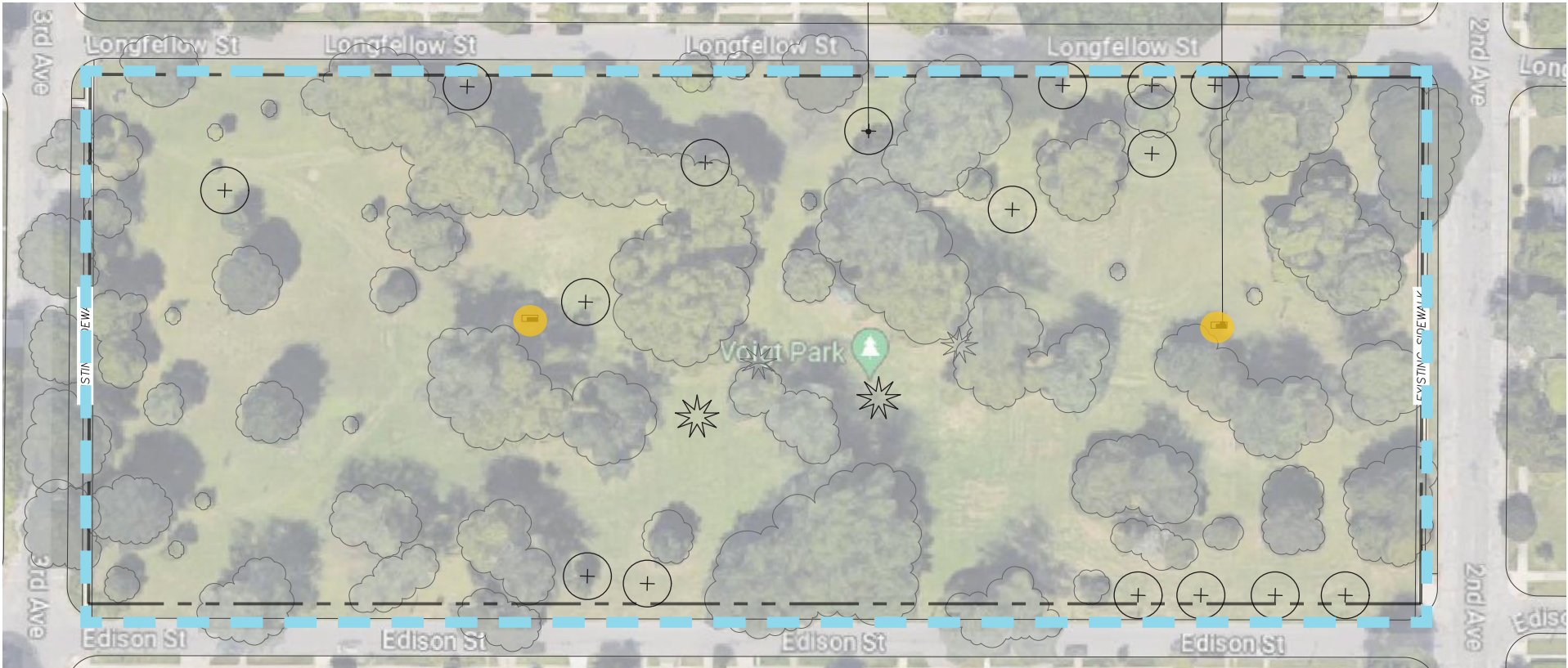
- A. THE CONTRACTOR IS RESPONSIBLE FOR VISITING THE SITE TO DETERMINE THE EXTENT OF THE WORK DEMOLITION AND CONSTRUCTION (WHETHER SHOWN ON THE DRAWINGS OR NOT).
- B. EXISTING MATERIALS/ITEMS TO BE SALVAGE BY CONTRACTOR SHALL BE STOCKPILED OR STORED IN APPROVED LOCATIONS BY CITY REPRESENTATIVE AND RELOCATED. CONTRACTOR TO PROTECT ALL MATERIALS DESIGNATED TO REMAIN AND SOLELY RESPONSIBLE FOR REPLACEMENT OF ANY MATERIALS THAT BECOME DAMAGED DURING CONSTRUCTION. THE EXTENT OF REPLACEMENT/REPAIR OF DAMAGED MATERIALS/ITEMS SHALL BE DETERMINED BY CITY REPRESENTATIVE.
- C. THE CONTRACTOR SHALL REMOVE AND CLEAR DEBRIS FROM OFFSITE IN A LEGAL MANNER.
- D. CONTACT MISS DIG 72 HOURS PRIOR TO ANY DEMOLITION.



Dead Trees



PREVIOUSLY APPROVED IMPROVEMENTS - BENCHES AND TREES



City of Detroit, GSD,
Historical Bench Standard



2024 Tree Plantings



CUT SHEETS ATTACHED

VOIGT PARK

SPRING 2026 IMPLEMENTATION



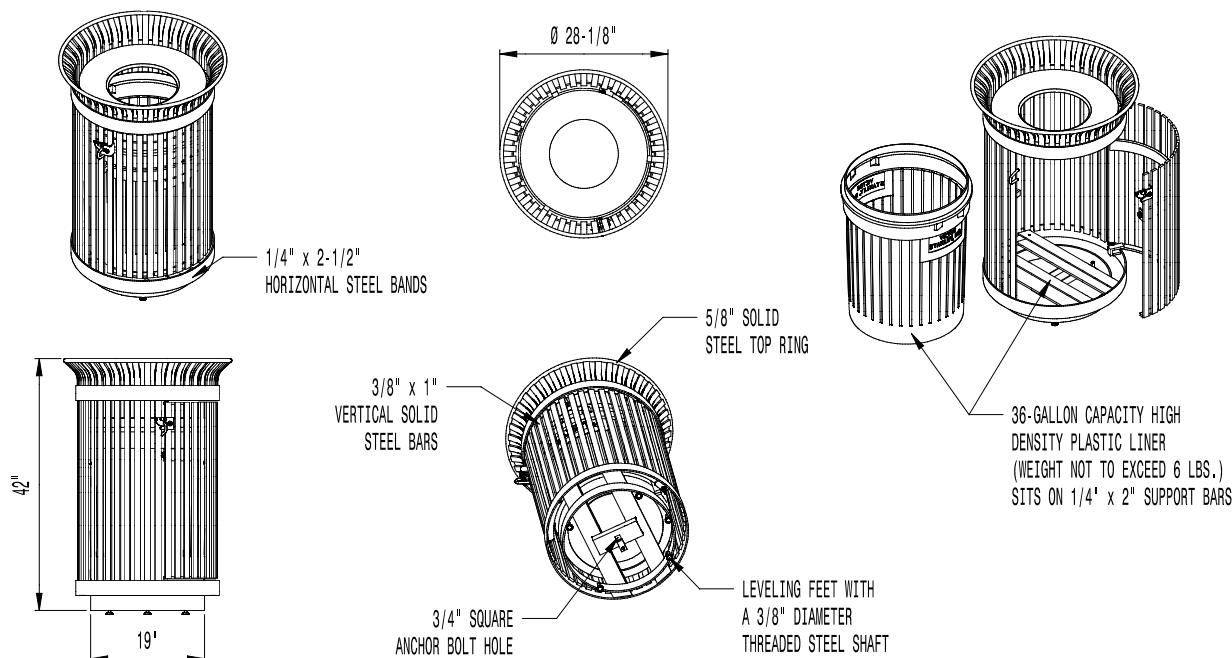
GENERAL SERVICES DEPARTMENT
**Parks & Recreation
Division**



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WEB SITE: HTTP://WWW.VICTORSTANLEY.COM



AVAILABLE OPTIONS:

POWDER COATING

10 STANDARD COLORS, 2 OPTIONAL METALLIC COLORS,
CUSTOM COLORS (INCLUDING THE RAL RANGE)

SECURITY

STANDARD WITH LOCKABLE LATCH (AS SHOWN). AVAILABLE
WITH OPTIONAL KEYED LOCK BOX. LID BOLTED IN PLACE.
AVAILABLE WITH OPTIONAL MOUNT PLATE WITH 3 IN-LINE
ANCHOR HOLES AND OPTIONAL BOTTOM PLATE COVER.

LIDS

STANDARD TAPERED FORMED LID (AS SHOWN). AVAILABLE WITH OPTIONAL DOME LID,
DOME LID WITH STAINLESS STEEL ASHTRAY, CONVEX LID, CONVEX LID WITH
SELF-CLOSING DOOR, RAIN BONNET LID, RAIN BONNET LID WITH STAINLESS STEEL
ASHTRAY, SPHERICAL DOME LID, SPHERICAL DOME WITH DOOR, ENCLOSED DOME LID,
ENCLOSED DOME LID WITH STAINLESS STEEL ASHTRAY, RECYCLE LIDS, AND DUAL
FLOW LIDS. ASHTRAYS AVAILABLE WITH OPTIONAL ASHTRAY COVER.

CUSTOM PLAQUES & DECALS

AVAILABLE WITH STEEL PLAQUES IN VARIOUS SIZES AND PRESSURE SENSITIVE
VINYL OUTDOOR DECALS.

NOTES:

1. DRAWINGS NOT TO SCALE. DO NOT SCALE DRAWINGS.
2. ALL FABRICATED METAL COMPONENTS ARE STEEL SHOTBLASTED, ETCHED, PHOSPHATIZED, PREHEATED, AND ELECTROSTATICALLY POWDER-COATED WITH T.G.I.C. POLYESTER POWDER COATINGS. PRODUCTS ARE FULLY CLEANED AND PRETREATED, PREHEATED AND COATED WHILE HOT TO FILL CREVICES AND BUILD FILM COATING. COATED PARTS ARE THEN FULLY CURED TO COATING MANUFACTURER'S SPECIFICATIONS. THE THICKNESS OF THE RESULTING FINISH AVERAGES 8-10 MILS (200-250 MICRONS).
3. OIL IMPREGNATED BRONZE BUSHINGS AND STAINLESS STEEL PIVOT PINS FOR DOOR MOVEMENT, STANDARD 3/16" SOLID STEEL LATCH ASSEMBLY OR OPTIONAL STAINLESS STEEL KEYED LOCK ASSEMBLY.
4. THIS VICTOR STANLEY, INC. PRODUCT MUST BE PERMANENTLY AFFIXED TO THE GROUND. CONSULT YOUR LOCAL CODES FOR REGULATIONS.
5. VICTOR STANLEY, INC., PLASTIC INNER LINERS ARE MOLDED ON TOOLING DESIGNED FOR AND OWNED BY VICTOR STANLEY, INC. THEY OFFER MAXIMUM CAPACITY AND STRENGTH WITH LIGHTWEIGHT CONSTRUCTION USING CRITICAL MOLDED RIBS, INTEGRAL HANDHOLDS, AND HIGH-STRENGTH MATERIALS. THIS MINIMIZES HANDLING DIFFICULTY AND FACILITATES EASY EMPTYING AND STORAGE WHILE AFFORDING LONG SERVICE LIFE.
6. ANCHOR BOLT NOT PROVIDED BY VICTOR STANLEY, INC.
7. FOR HIGH SALT ABUSIVE CLIMATES, HOT-DIP GALVANIZING BEFORE POWDER COATING IS AVAILABLE. HOT-DIP GALVANIZING IS PERFORMED FOR VICTOR STANLEY, INC. BY AN EXPERIENCED QUALIFIED FIRM TO WHICH PRODUCTS ARE SHIPPED FOR GALVANIZING. HOT-DIP GALVANIZING INCLUDES AN AGGRESSIVE PRE-TREATMENT AND IMMERSION IN A TANK OF CHARGED LIQUID ZINC AT OR AROUND 860°F (460°C). THE RESULTING SURFACE IS RESISTANT TO RUST BUT HAS SOME UNEVENNESS RESULTING FROM THE BONDING OF THE ZINC TO THE STEEL SURFACE. AS A RESULT, THE POWDER-COATING SURFACE FINISH OVER THAT GALVANIZED SURFACE MAY EXHIBIT BUMPS, UNEVENNESS, AND MAY NOT BE AS SMOOTH AS THE STANDARD FINISH; THIS UNEVEN AND INCONSISTENT FINISH IS NORMAL FOR GALVANIZING. CONTACT MANUFACTURER FOR DETAILS.
8. ALL SPECIFICATIONS ARE SUBJECT TO CHANGE. CONTACT MANUFACTURER FOR DETAILS.
9. THIS PRODUCT IS SHIPPED FULLY ASSEMBLED.



36-GALLON SIDE-DOOR-OPENING LITTER RECEPTACLE
SHOWN: STANDARD TAPERED FORMED LID
STANDARD LOCKABLE LATCH