



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

HISTORIC DISTRICT COMMISSION

CERTIFICATE OF APPROPRIATENESS

Application Number: HDC2025-00586

Effective Date: 10/14/25

Project Address: 70 W Boston

Issued to: Craig Kallen
5285 7 Mile Road
South Lyon, MI 48178

Historic District: Boston-Edison

Description of Work:

Install inground pool at rear yard, per the submitted application.

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: Bilqees

251014BS



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: 09/15/2025

Application Number: HDC2025-00586

APPLICANT & PROPERTY INFORMATION

NAME: Craig Kallen

COMPANY NAME: Wet Custom Pool Design

ADDRESS: 5285 7 Mile Road

CITY: South Lyon

STATE: MI

ZIP: 48178

PROJECT ADDRESS: 70 W Boston

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:

This application is not complete. Please provide the following:

- Specifications of the materials and finishes
- Clarification on the dimensions
 - How wide is the surrounding boarder?
 - When adding dimensions, please be more clear of from what point to what point the dimension is for (see below for an example) as the ones provided are confusing
- Clarification on what entails the 'spa' portion
 - Is it flush with the pool? If not, please provide a dimensioned elevation drawing (this can be hand drawn)
- Will any trees or other landscaping be removed or changed?

This application will need to be reviewed by the Historic District Commission during one of its regularly scheduled public meetings. The next available meeting is scheduled for October 8th; for this case to be included on that agenda, we will need all outstanding info submitted today, Monday, September 15th, before midnight.

Otherwise, the next available meeting is scheduled for November 12th; for this case to be included on that agenda, we will need all outstanding info submitted by the end of Monday, October 20th.



PSR: Lise

250915LS

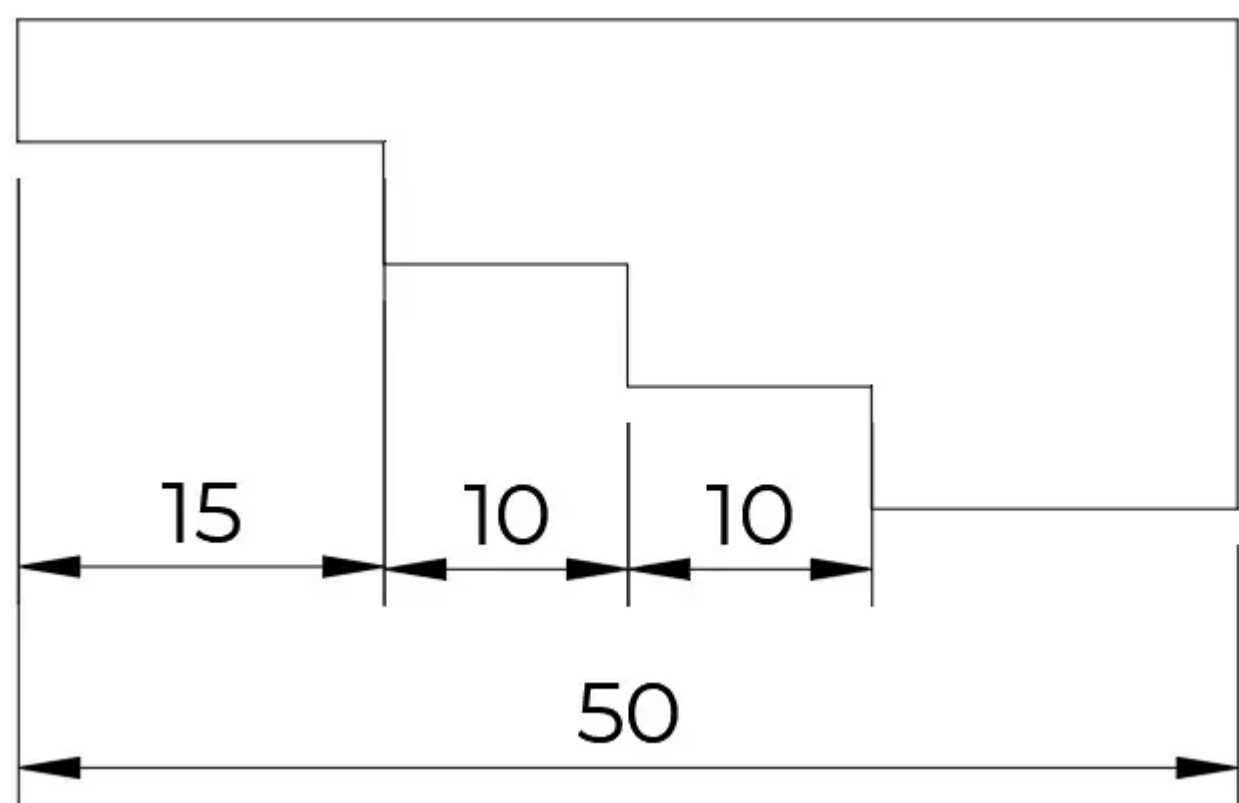
APPLICANT RESPONSE

Response Date: 09/15/2025



Attached are drawings and images for clarification.

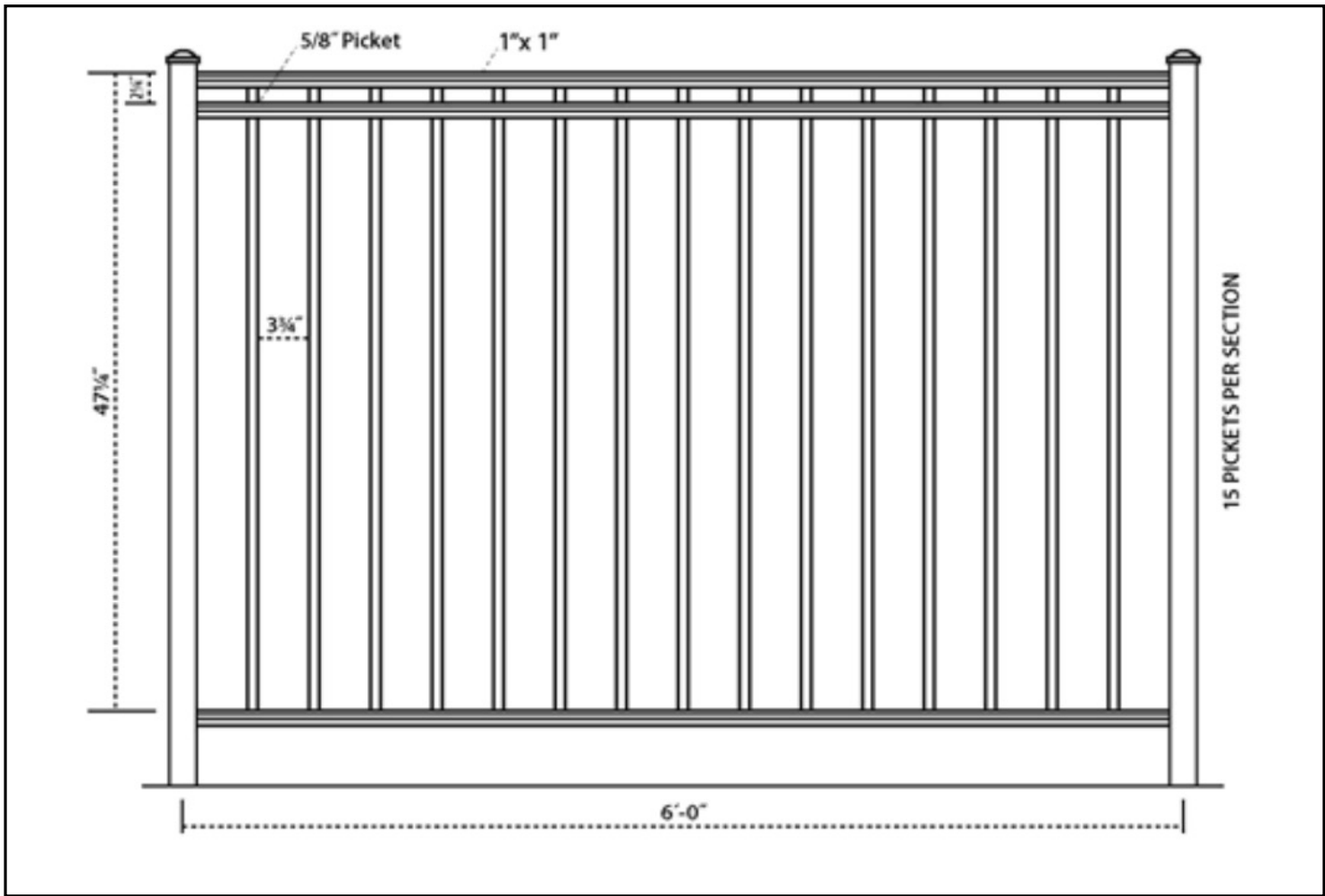
1. Specification sheet was added which will be Limestone Pool coping with a Pebble Pool Finish
2. Dimensions on Print were updated.
3. Border Dimension between Spa and Tennis Court was added as well as others were added.
4. Spa is raised 12" and example drawing is attached.
5. Where the Equipment is to be located there are some bushes which will be removed and replaced but no trees. Grass will be reestablished around the pool.





70 W Boston Blvd
Detroit MI 48202

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Pool Fence to code
with self closing
outswing gates



SPA RAISED 12" With Limestone Coping

D&D TECHNOLOGIES

MAGNALatch

TOP PULL

Code	Applications	Color
MLTPS2BGA	Swimming Pool & Child Safety Latch	Black, White

MAGNALatch® TOP PULL

MAGNETIC SAFETY GATE LATCH

FOR POOLS AND CHILD SAFETY AREAS

• Magnetically triggered latching

• Key lockable safety (Top Pull & Vertical Pull)

• Adjusts horizontally and vertically

• Patented 'Lost Motion' Technology

• Quick and easy to install

Independently tested to meet Pool Barrier & Safety Codes

WORLD'S #1

CHILD SAFETY GATE LATCH

Features

Benefits

• Patented magnetic self-latching

• Meets international barrier/safety codes

• Quality molded polymers & stainless steel

• Key lockable (Top Pull & Vertical Pull)

• Screws hidden while locked

• Engineered for ease of installation

• Latches even in the "locked" position

• Won't disengage from shaking & pulling

• Magnet is sealed from the elements

No mechanical jamming during closure

Unprecedented reliability & safety

No rusting, binding or staining

Added safety and peace-of-mind

Resists tampering

Reduced installation time (costs)

Exceptional safety & reliability

Can't be forced open

Magnet won't rust or corrode

10

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SPEC SHEET

70 W Boston Blvd

POOL FINISHES:

COPING- Limestone on pool and raised Spa to have Bullnose edge

POOL SURFACE- Stonescapes Mini Pebble Aqua White #3

POOL DECK- Existing Grass will be repaired as well as flagstone walkway

POOL FENCE- Black Aluminum Pool Fence

POOL EQUIPMENT: To be located next to the Tennis Court

POOL COPING AND POOL FINISH





HISTORIC DISTRICT COMMISSION APPLICATION FOR WORK APPROVAL

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

APPLICATION ID

HDC2025-00586

PROPERTY INFORMATION**ADDRESS(ES):** 70 W Boston**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:

Inground swimming pool to be installed next to existing tennis court

APPLICANT IDENTIFICATION**TYPE OF APPLICANT:** Contractor**NAME:** Craig Kallen**COMPANY NAME:** Wet Custom Pool Design**ADDRESS:** 5285 7 Mile Road**CITY:** South Lyon**STATE:** MI**ZIP:** 48178**PHONE:** +1 (248) 378-4079**EMAIL:** Craig@wetcustompools.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 the information on this application is true and correct. I certify that the proposed work is authorized by the owner of record and I have been authorized to make this application as the property owner(s) authorized agent.

Signed by:

Craig Kallen

Wet Custom Pool Design

09/11/2025

SIGNATURE

DATE

5285 7 Mile Road

South Lyon

MI

48178

+1 (248) 378-4079

Craig@wetcustompools.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)

BLD2025-01738

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.")

Grass Area Next to Tennis court to construct an inground swimming pool with Pool Fence

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.)

Install new inground Gunite swimming pool with grass around pool. Size of pool is 50x 25.

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.")

The area is open grass next to Tennis Court. We will be digging a pool and repairing the grass around the pool once complete.

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>	





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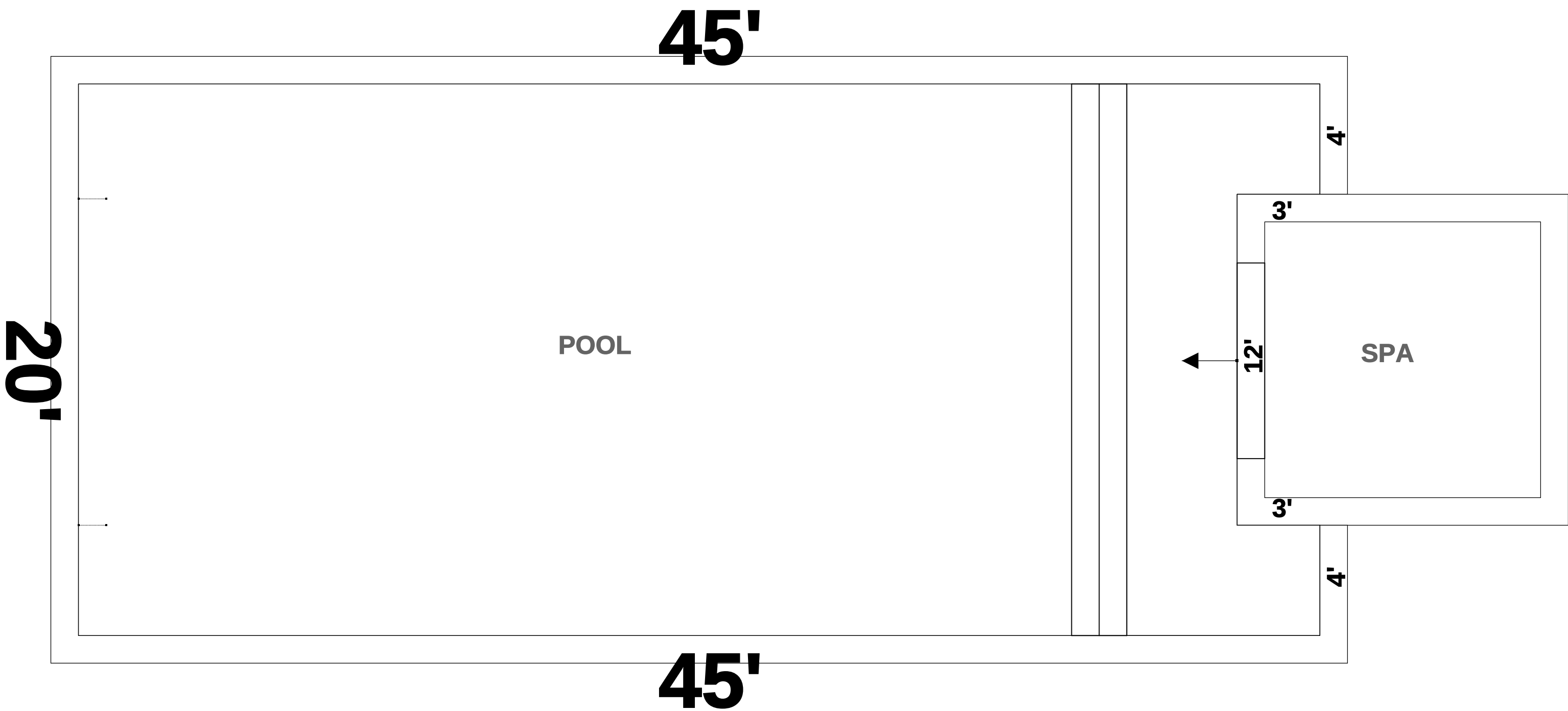


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POOL SPECS

LENGTH	45
WIDTH	20
DEPTH	6
SQ FT	900
PERIMETER	140
CAPACITY	24000
MATERIAL	Gunite
FEATURES	SPA



Entrapment Protection for
Swimming Pool and Spa Suction Outlets

General. Suction outlets shall be designed to produce circulation throughout the pool or spa. Single-outlet systems, such as automatic vacuum cleaner systems, or multiple suction outlets, whether isolated by valves or otherwise, shall be protected against user entrapment.

Suction fittings. Pool and spa suction outlets shall have a cover that conforms to ANSI/ASME A 112.19.8M, or an 18 inch x 23 inch (457 mm by 584 mm) drain grate or larger, or an approved channel drain system.

Exception: Surface skimmer

Atmospheric vacuum relief system required. Pool and spa single- or multiple-outlet circulation systems shall be equipped with atmospheric vacuum relief should grate covers located therein become missing or broken. This vacuum relief system shall include at least one approved or engineered method of the type specified herein, as follows:

1. Safety vacuum release system conforming to ASME A112.19.17; or
2. An approved gravity drainage system.

Dual drain separation. Single or multiple pump circulation systems have a minimum of two suction outlets of the approved type. A minimum horizontal or vertical distance of 3 feet (914 mm) shall separate the outlets. These suction outlets shall be piped so that water is drawn through them simultaneously through a vacuum-relief-protected line to the pump or pumps.

Pool cleaner fittings. Where provided, vacuum or pressure cleaner fitting(s) shall be located in an accessible position(s) at least 6 inches (152 mm) and not more than 12 inches (305 mm) below the minimum operational water level or as an attachment to the skimmers(s).

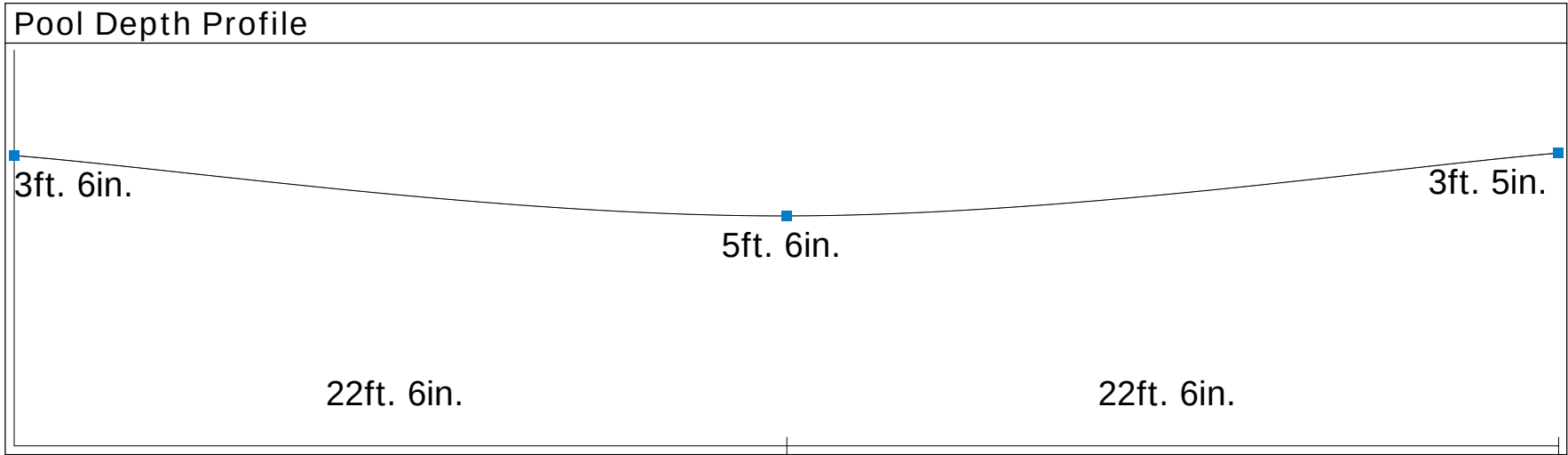
ANSI is the American National Standards Institute.
ASME is the American Society of Mechanical Engineers.

Precast coping with 6 inch band of frostproof tile and marcite finish. Shell to be 3000 PSI gunite.
All piping to be rigid PVC schedule 40 approved for possible water.
All electrical to comply with current requirements. Mark exposed piping with direction of flow.
Pool decking note:
All decking concrete to be 4000 PSI concrete. Concrete to be pitched towards drains so no puddling will occur.
Radius schedule:
Minimum 1/2 at steps and bench coves and nosing.

Provided but not shown:

Test kit
Vacuum cleaner with floating house and pole, leaf skimmer with handle

Electrical panel, breakers, starters, gas and venting of heater make up and combustion air for heater and freshwater supply by others



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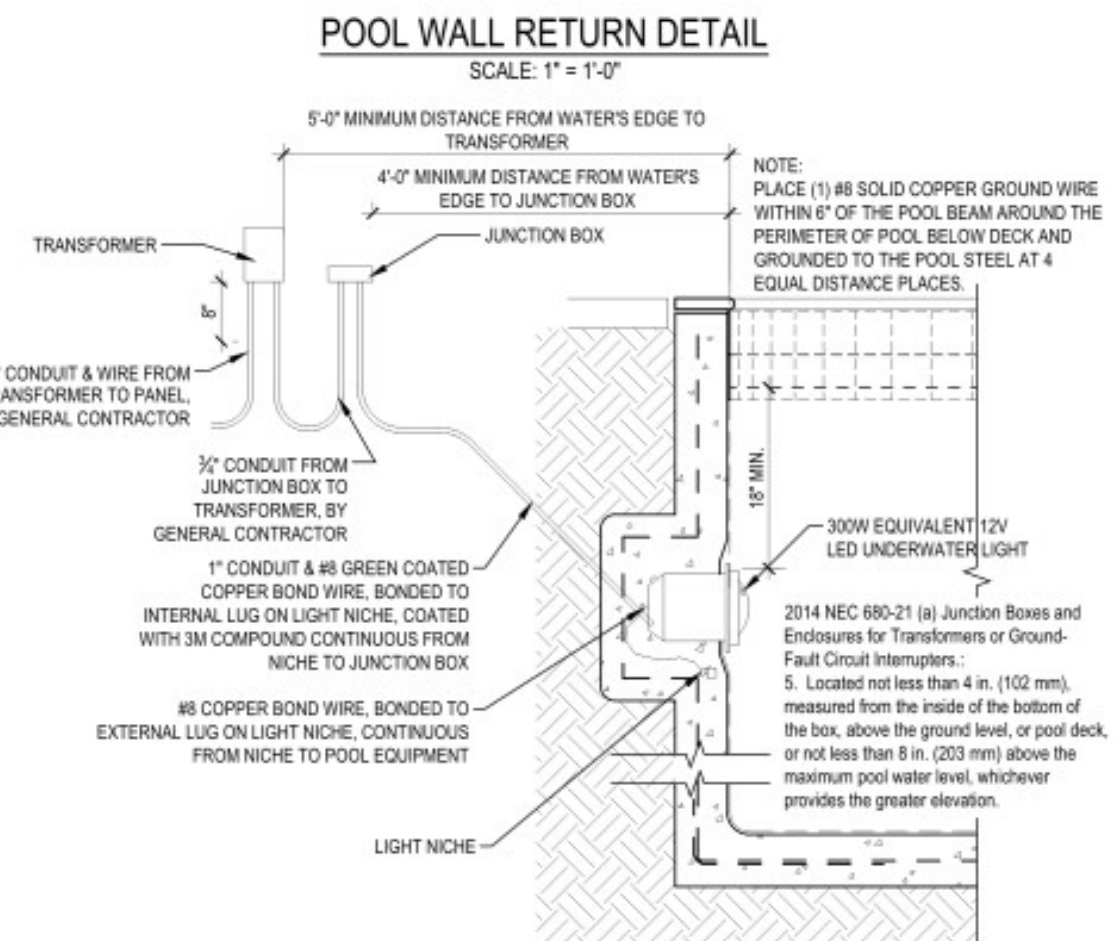
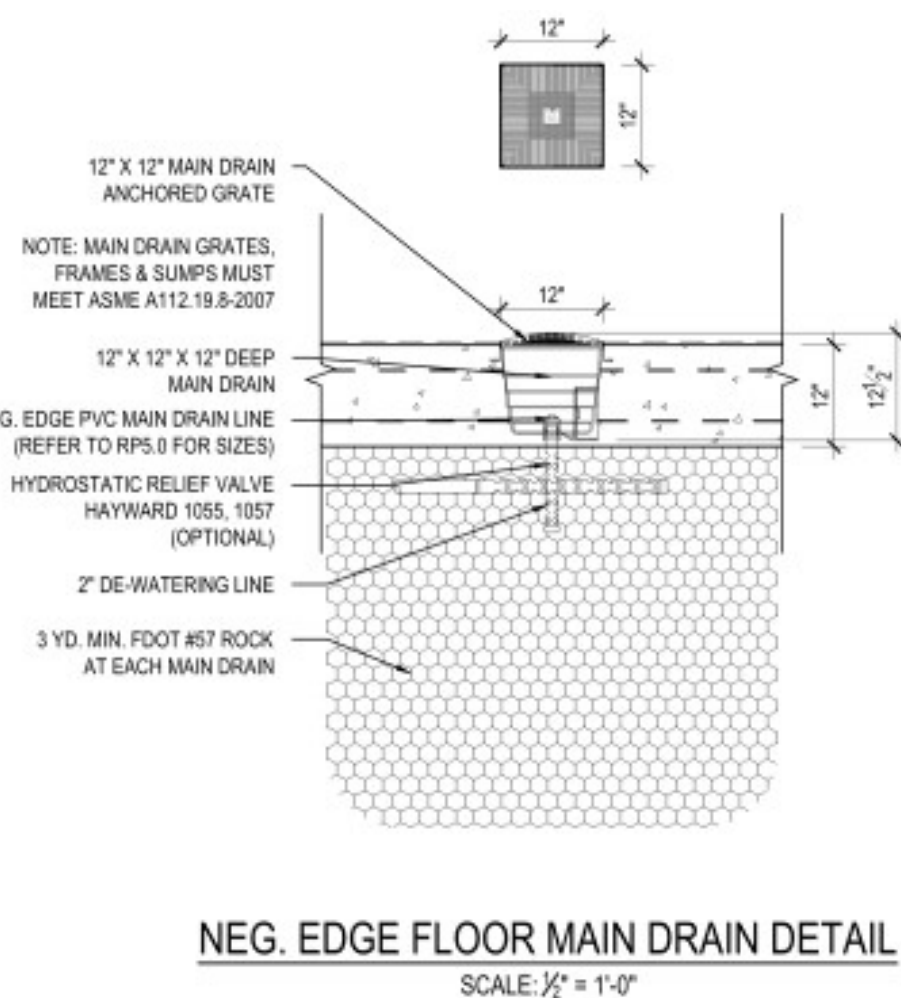
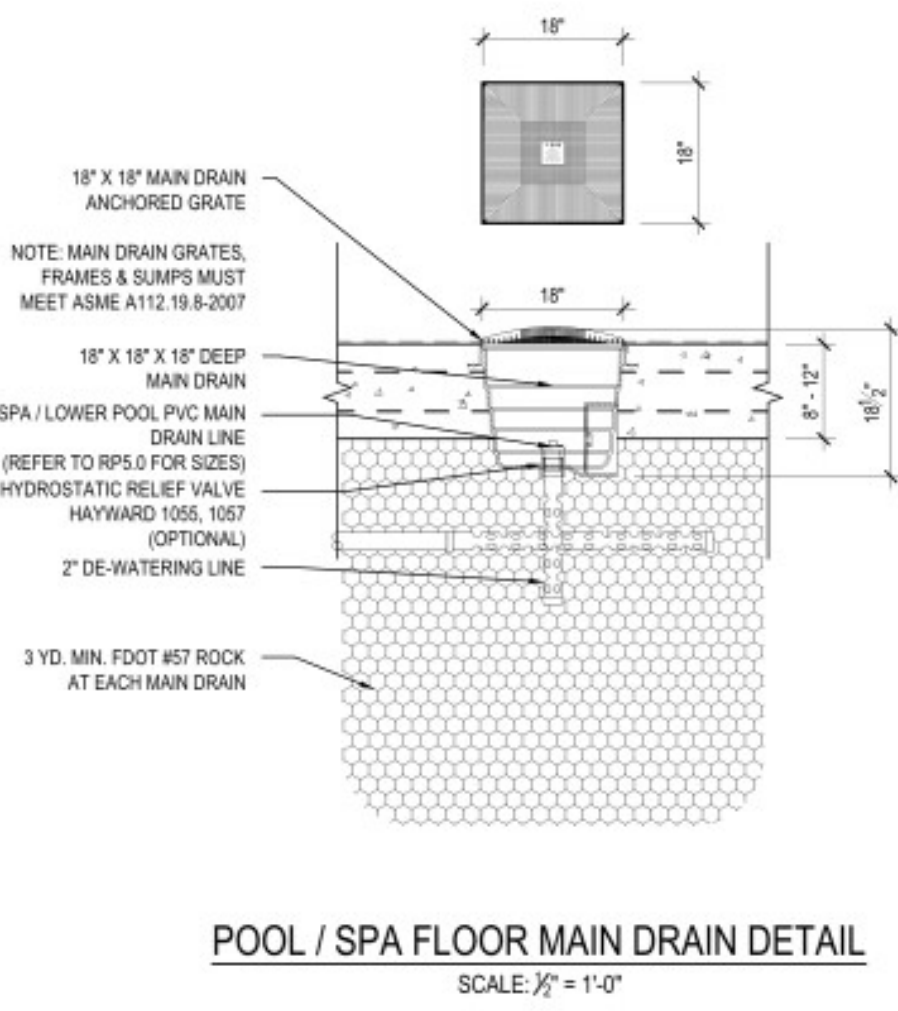
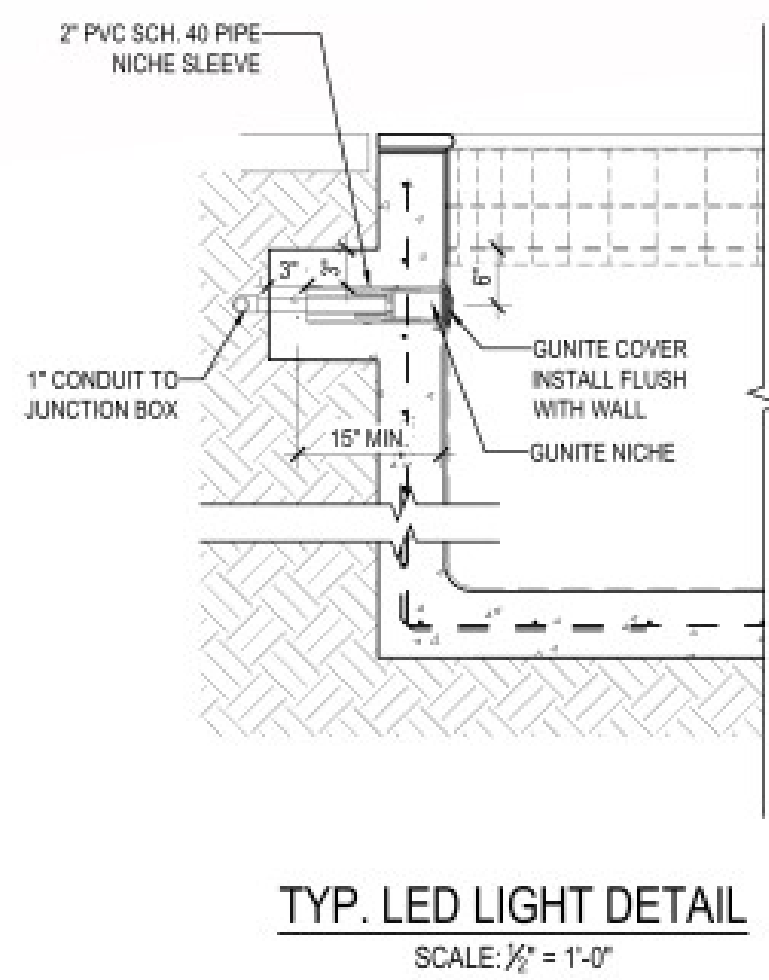
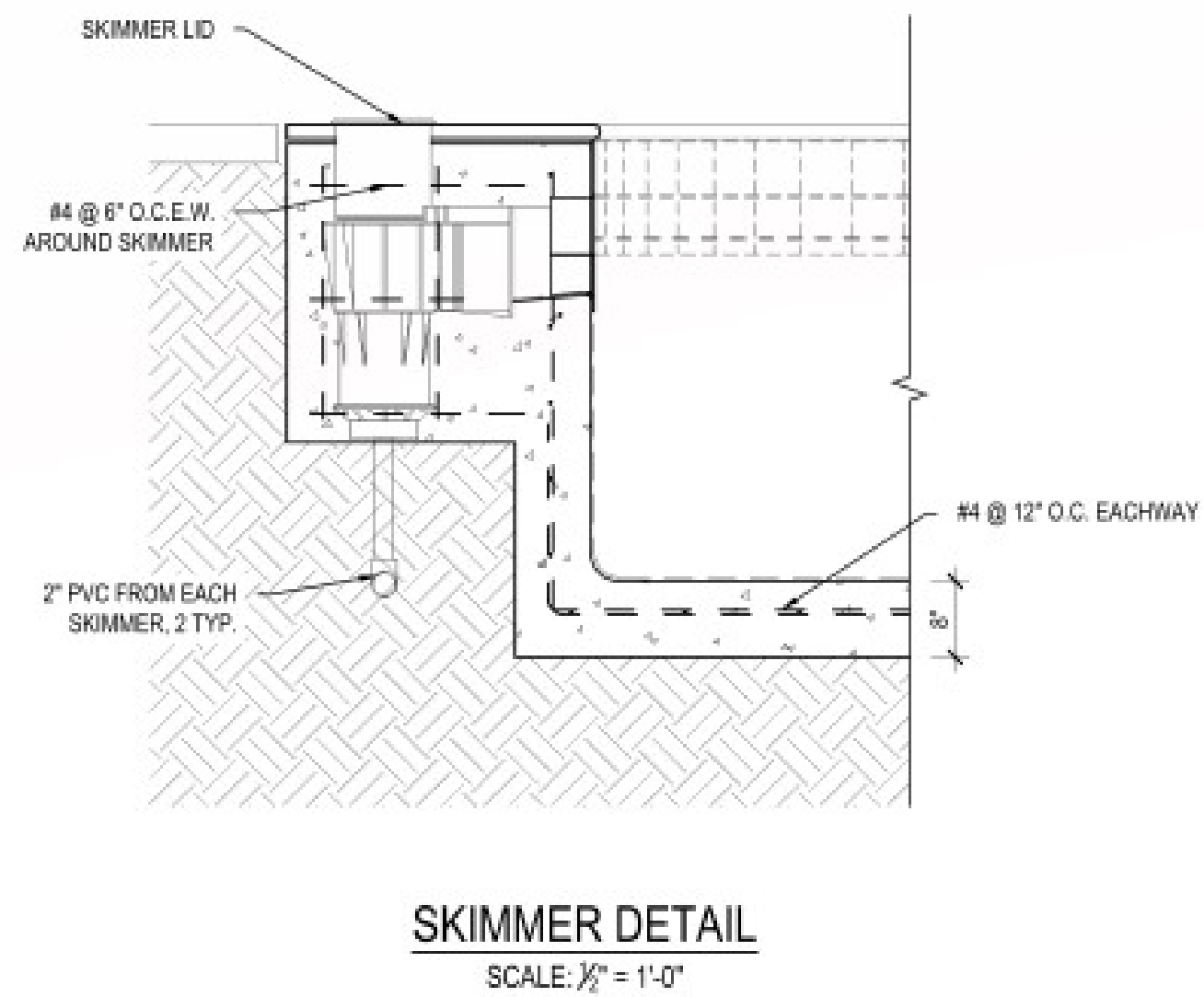
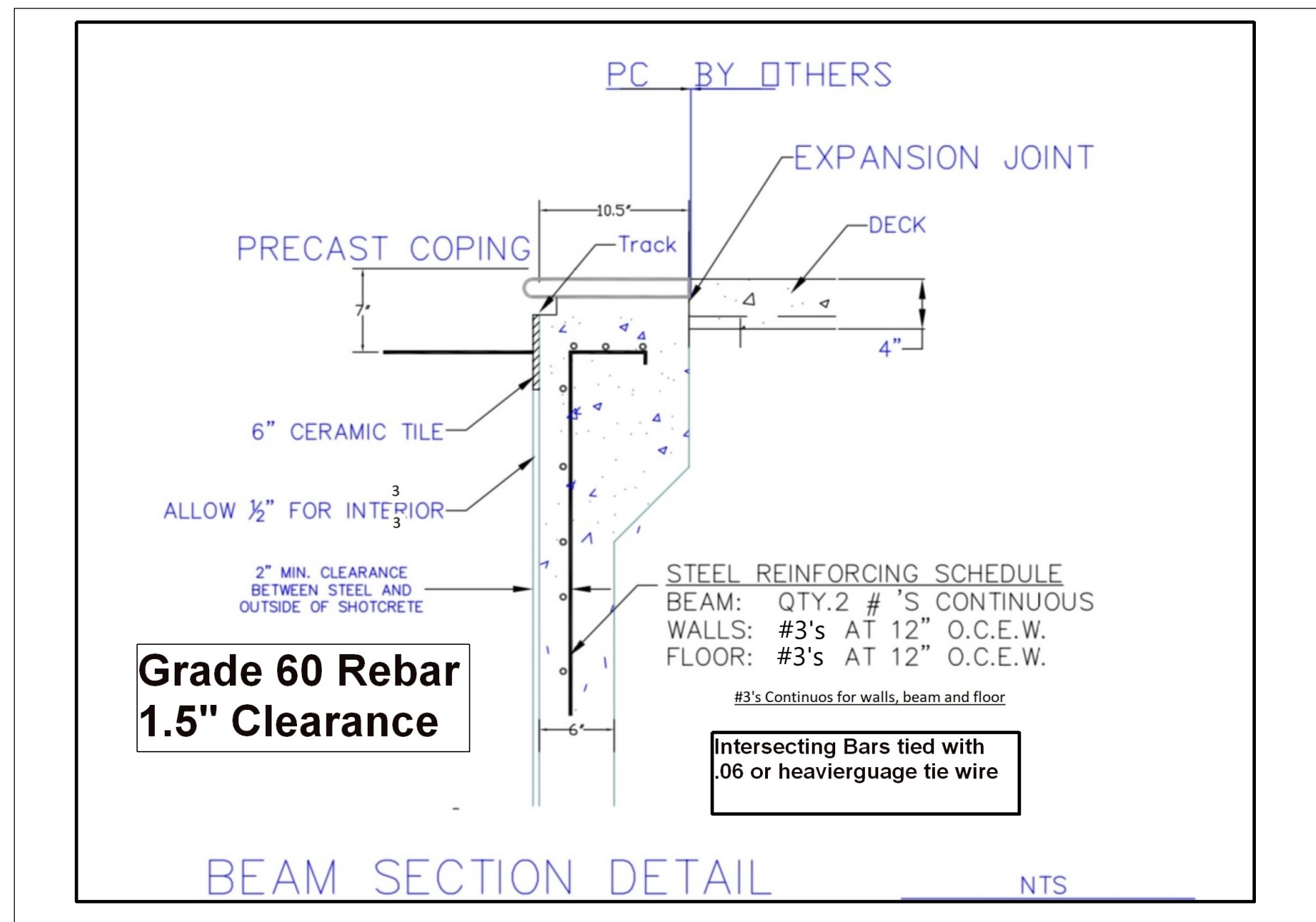
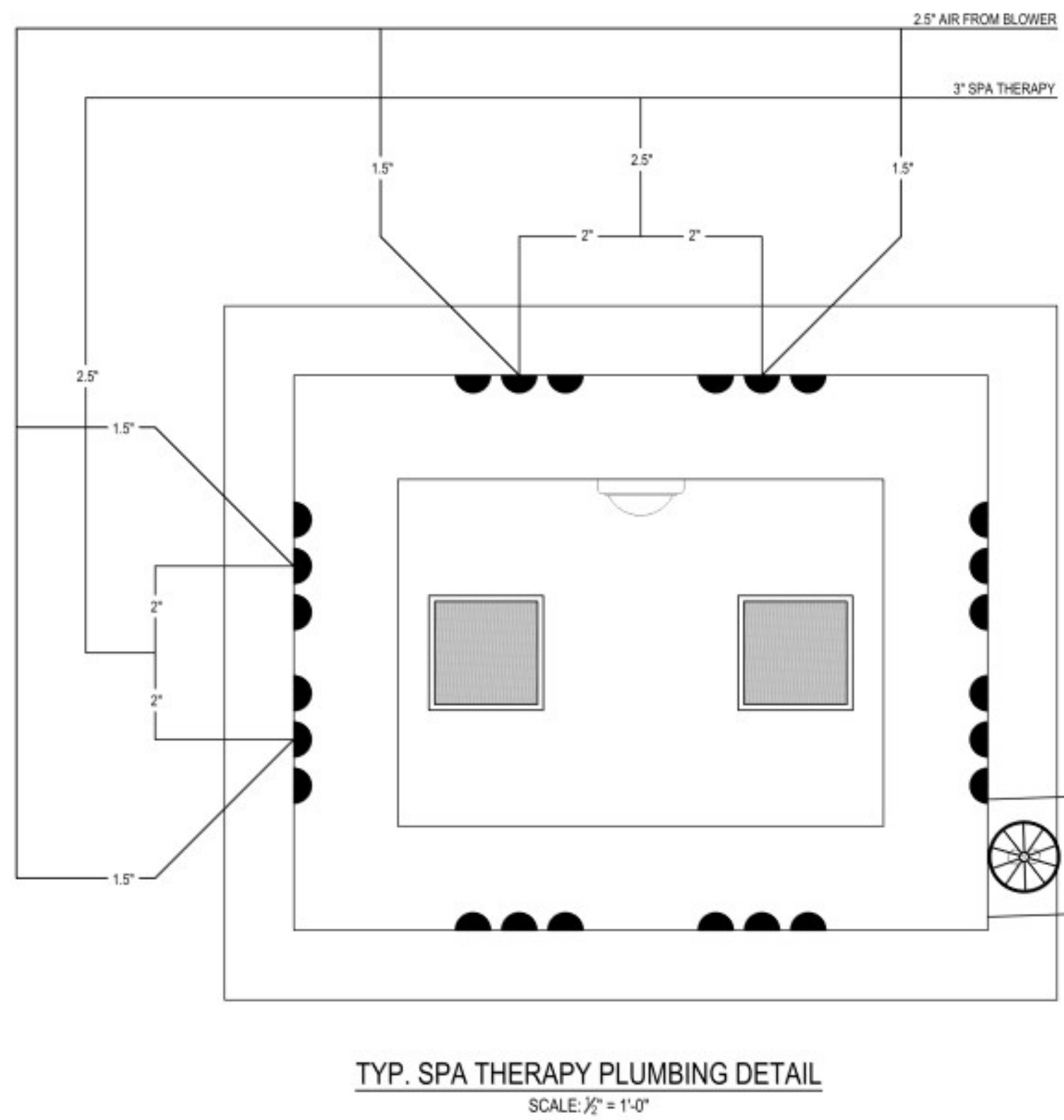
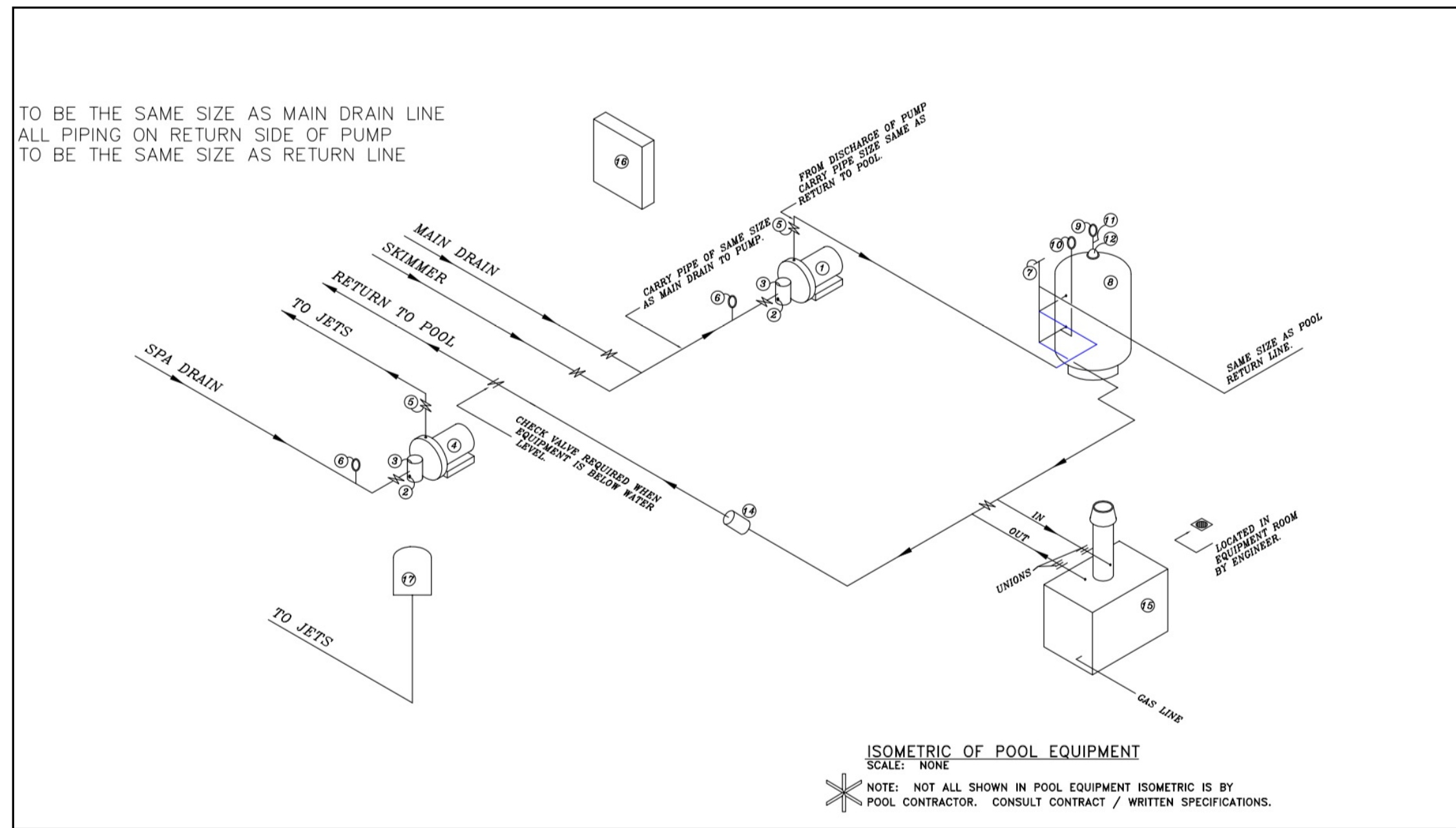
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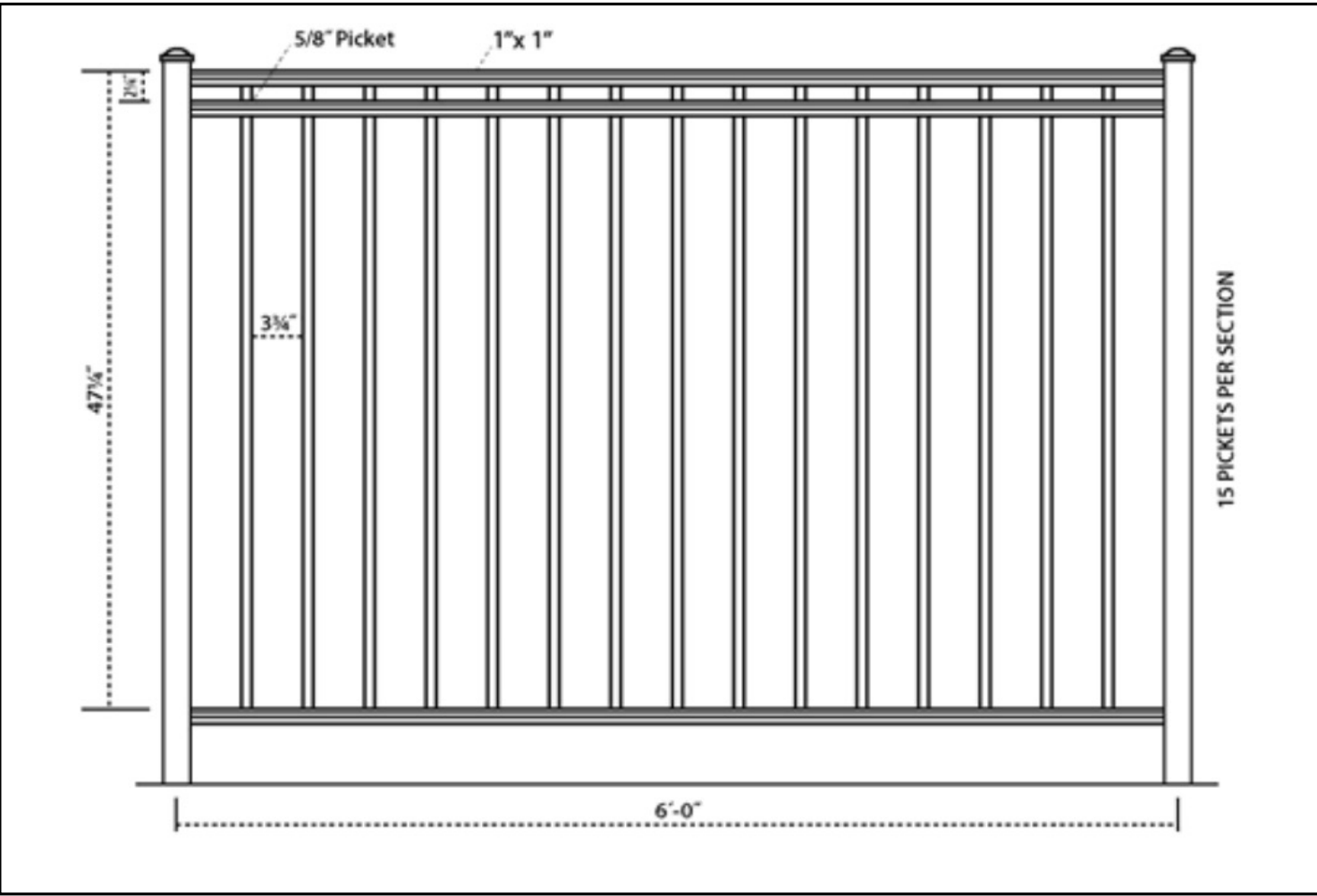
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Pool Fence to code



Techko S187D Safe



248.378.4079

D&D TECHNOLOGIESMAGNALatchTOP PULL

Code	Applications	Color
MLPS28GA	Swimming Pool & Child Safety Latch	Black, White

MAGNALatch® TOP PULL
MAGNETIC SAFETY GATE LATCH
FOR POOLS AND CHILD SAFETY AREAS

- Magnetically triggered latching
- Key lockable safety (Top Pull & Vertical Pull)
- Adjusts horizontally and vertically
- Patented 'Lost Motion' Technology
- Quick and easy to install

Independently tested to meet Pool Barrier & Safety Codes

WORLD'S #1 CHILD SAFETY GATE LATCH

Features	Benefits
• Patented magnetic self-latching • Meets international barrier/safety codes • Quality molded polymers & stainless steel • Key lockable (Top Pull & Vertical Pull) • Screws hidden while locked • Engineered for ease of installation • Latches even in the "locked" position • Won't disengage from shaking & pulling • Magnet is sealed from the elements	- No mechanical jamming during closure - Unprecedented reliability & safety - No rusting, binding or staining - Added safety and peace-of-mind - Resists tampering - Reduced installation time (costs) - Exceptional safety & reliability - Can't be forced open - Magnet won't rust or corrode

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D&D Technologies - World's Leading Polymer Gate Hardware Manufacturer

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D&D TECHNOLOGIESMAGNALatchTOP PULL

Vertical and horizontal adjustment makes installation easy and helps to overcome future gate misalignment due to gate sag or ground settling

Latch release knob sits out of reach of toddlers

Key lockable for added peace-of-mind

Side fixing legs for accurate alignment and added fixing strength. Reduces installation time.

Permanent magnets never lose strength and are sealed from elements to prevent corrosion

MAGNETICALLY TRIGGERED

NOTE: MagnaLatch Top Pull and Vertical Pull are keyed-alike

Most swimming pool barrier codes require gates to be self-closing and self-latching. The MagnaLatch® range has been designed and independently tested to meet strict international safety codes.

Protect kids! Get height requirements from your local building department to make sure the barrier complies

ROUND POST ADAPTOR KIT

The "Round Post Adaptor Kit" is an optional kit for mounting MagnaLatch "Top Pull" or "Vertical Pull" latches to gates and fences with round posts.

The kit includes adaptor brackets and slings to fit most common chain link and railing post diameters.

For gaps up to 2" (50mm)

Post diameters: 1 1/4"-2" (48-50mm), 2 1/4" (60mm), 2 1/2" (73mm)
Gate diameters: 1 1/2" (35mm), 1 3/4" (41mm)

USA: (800) 716-0888 EUROPE: +31 (0)30 291 98 47 AUSTRALIA: 1800 500 203 www.ddtechglobal.com

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D&D TECHNOLOGIESMAGNALatchTOP PULL

MAGNALatch® TOP PULL
MAGNETIC SAFETY GATE LATCH
FOR POOLS AND CHILD SAFETY AREAS

Super Strong Engineering Polymer
LIFETIME WARRANTY

INSTALLATION REQUIREMENTS (Top Pull & Vertical Pull models)

For swimming pool and other child safety gates, most Barrier Codes and Standards specify the following requirements:

- The pool gate must open outward, away from the pool, so the latch must be installed on the outside of the gate
- The latch release knob is to be mounted at least 54" or 60" (1370 or 1500mm) above finished ground - or at a height specified by your local community Codes
- The fence height should be a minimum 48" (1200mm) above finished ground - or at a height specified by your local barrier/fencing codes

SAFETY NOTE

After installation, inform gate owners that it is their responsibility to inspect and adjust any gate latches and hinges to compensate for ground movement and other factors, so that the gate continues to self-close and self-latch effectively.

ADDITIONAL SAFETY

To make a safety gate complete, add TruClose adjustable, self-closing gate hinges with a Hinge Safety Cap. The cap prevents toddlers from using the hinge top as a foothold.

TOCACAP Regular Heavy Duty

2" (50mm) GATE GAP SPACER

Applies to North America only...

The MagnaLatch® comes standard with a gate gap variance of 1/4" to 1/2". For larger gaps of 1/2" - 2", an optional spacer is available. Install the spacer behind the Striker Mounting Plate to ensure proper latch installation and operation.

Vertical Adjustment

Horizontal Adjustment

Upper and lower dovetail mounting brackets with side-fixing legs for added strength.

Striker adjusts from the side to provide greater convenience.

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