STAFF REPORT 12-9-2020 REGULAR MEETING APPLICATION NUMBER: 20-6971 ADDRESS: 22 EDISON STREET HISTORIC DISTRICT: BOSTON - EDISON APPLICANT: JACK RAAB PROPERTY OWNER: JACK RAAB DATE OF PROVISIONALLY COMPLETE APPLICATION: 11-26-2020 DATE OF STAFF SITE VISIT: 12-1-2020

SCOPE: ERECT A NEW FENCE

EXISTING CONDITIONS

The building located at 22 Edison Street is a 2 ½ - story single family residence constructed ca. 1912. The building is clad in dark reddish brown brick at the first story and stucco painted in a light beige color at the second story. The house features painted wood trim and details as well as what appears to be cedar shake or slate cladding at the dormers. The asymmetrical front (south) façade includes a small covered porch over the entry door located on the western half of the façade. The house features multiple projecting bays on the sides and rear. The gable roof is covered in dark gray asphalt shingles and includes three shed dormers of various sizes. A large brick chimney is located on the southern half of the east elevation while two smaller brick chimneys exist at the rear of the house on the east and west sides. The building retains the majority of its historic wood divided light double-hung and casement windows. Situated on the northeast corner of the intersection of Woodward Avenue and Edison Street, the east (side) elevation runs parallel to Woodward Avenue. A large side lot is located to the west of the house. A detached garage is located at the northeast corner of the lot and is accessed by vehicles off of Woodward Avenue.



View from Edison Street looking northeast – Photo taken by HDC staff, December 1, 2020

PROPOSAL

With the current proposal, the applicant is seeking the Commission's approval to erect a new 3' high "wrought iron" – style aluminum fence at the front and side (west) property lines per the attached drawings and application. Included in the proposal are the following scope items:

• At the south (front) and west (side), install 3' high aluminum fencing of a "wrought-iron" design to match the fence along the east (side – Woodward) property line which was already approved by HDC staff in November 2020 but has not yet been installed.

• Fencing will include a 6' wide double swing arched front entrance gate located at the south (front) walkway off Edison Street.

STAFF OBSERVATIONS & RESEARCH

- Boston Edison Historic District was designated in 1973.
- Front yard fencing is rare or non-existent in the district.

ISSUES

- This is "Phase II" of a previously submitted application and requires review by the Commission as its proposed location along the front property line (beyond the front face of the house) does not meet the *Fence and Hedge Guidelines* and, therefore, cannot be reviewed at the administrative level.
- "Phase I" was reviewed and approved at the administrative level on November 3, 2020 through the issuance of a Certificate of Appropriateness (#20-6937). The following work items were approved in Phase I and do not require review by the Commission:
 - Fence Installation Phase I only
 - Installation of 5' aluminum "Wrought Iron" fence along Woodward Ave. property line to front of home
 - Includes gate in front of driveway as proposed
 - Remove chain link fence along west side of home and install new wood privacy fence at front of home. Fence height not to exceed 6'.
 - ...With the condition that, per HDC Resolution 19-04, "Unfinished wood is not historically appropriate and fence must be painted or stained and the color of the fence should complement the colors of the house."
 - Installation of 3' aluminum "Wrought Iron" fence along Woodward Ave. from front of home to south end of property – NOTE: As this is a corner lot, this is within fence guidelines
 - With the condition that only Phase I of fencing project is approved
 - Phase II of fencing project must be approved by HDC at a monthly meeting and requires a new application to be submitted to HDC staff.
- In their submission material, the applicant includes 101 Edison as an additional example of front property line fencing in Boston Edison and a near neighbor to the applicant's property at 22 Edison. Upon further investigation, a front property line fence *is not* present at 101 Edison but *is present* at a nearby property located at 90 Edison (see map below). The existing front property line fence at 90 Edison was not approved by the Commission.

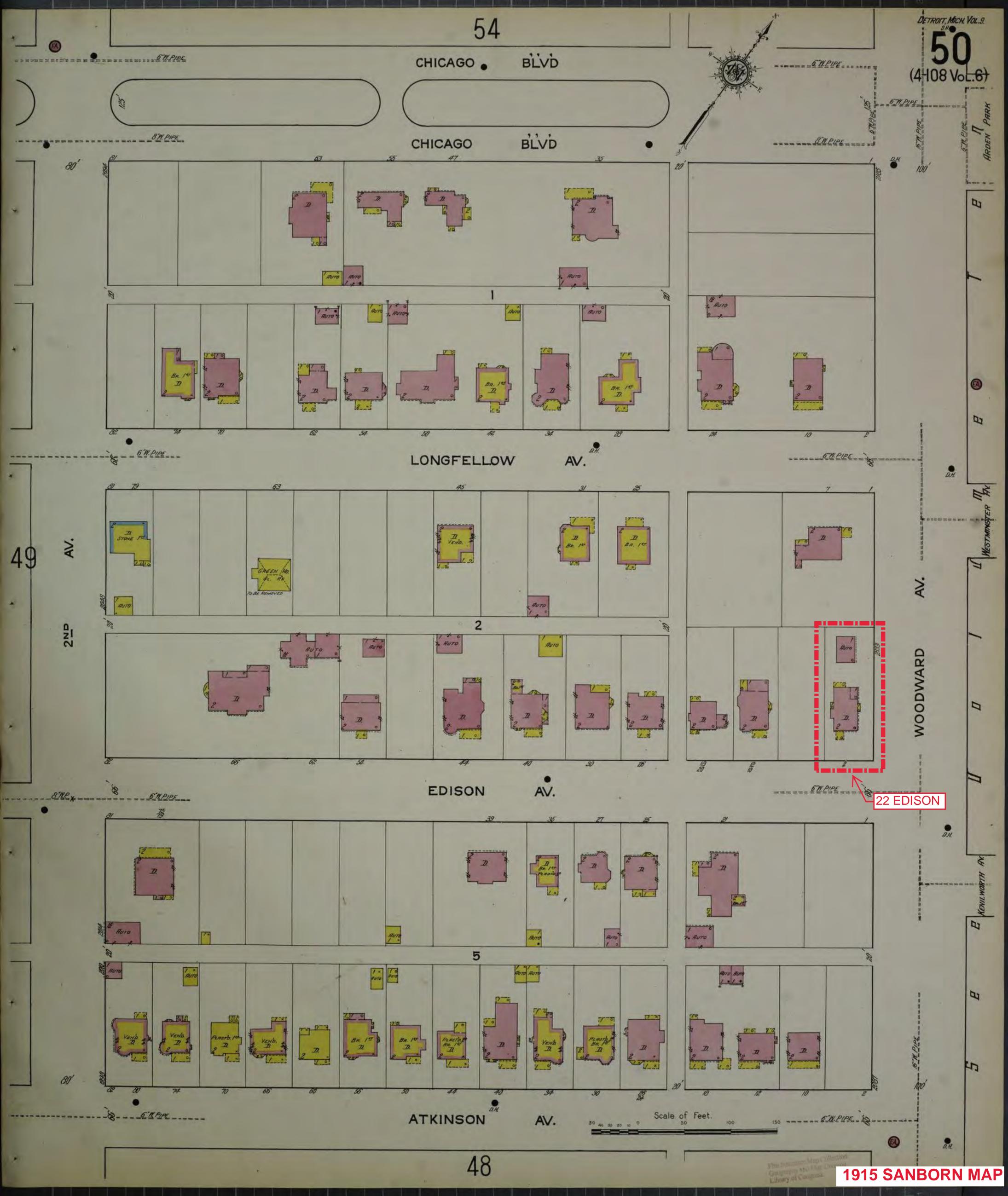


• It is staff's opinion that the location of the proposed fence alters the front yard space which characterizes the property and the district.

RECOMMENDATION

It is staff's opinion that the proposal be denied a Certificate of Appropriateness. Staff recommends that the Commission deny a COA for the proposed application as it fails to meet the Secretary of the Interior's Standards for Rehabilitation, specifically Standards:

(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.







22 EDISON **DESIGNATION SLIDE - 1974**

22 EDISON **DESIGNATION SLIDE - 1980**





























HISTORIC DISTRICT COMMISSION PROJECT REVIEW REQUEST

CITY OF DETROIT

PLANNING & DEVELOPMENT DEPARTMENT
2 WOODWARD AVENUE, ROOM 808, DETROIT, MI 48226

DATE:

PROPERTY INFORMATION ADDRESS: AKA: HISTORIC DISTRICT: Windows/ Roof/Gutters/ Porch/ Landscape/Fence/ General SCOPE OF WORK: Doors Chimnev Deck Tree/Park Rehab (Check ALL that apply) New Construction Demolition Addition Other: APPLICANT IDENTIFICATION Property Owner/ Architect/Engineer/ Tenant or Contractor Homeowner **Business Occupant** Consultant COMPANY NAME: NAME: ADDRESS:______ CITY:_____ STATE:_____ ZIP:_____ _____ MOBILE:______ EMAIL:_____ PHONE:____ **PROJECT REVIEW REOUEST CHECKLIST** Please attach the following documentation to your request: *PLEASE KEEP FILE SIZE OF ENTIRE SUBMISSION UNDER 30MB* Completed Building Permit Application (highlighted portions only) Based on the scope of work, additional documentation may ePLANS Permit Number (only applicable if you've already applied be required. for permits through ePLANS) See www.detroitmi.gov/hdc for scope-specific requirements. Photographs of ALL sides of existing building or site **Detailed photographs** of location of proposed work (photographs to show existing condition(s), design, color, & material) **Description of existing conditions** (including materials and design) **Description of project** (if replacing any existing material(s), include an explanation as to why replacement--rather than repair-of existing and/or construction of new is required)

Detailed scope of work (formatted as bulleted list)

Brochure/cut sheets for proposed replacement material(s) and/or product(s), as applicable

Upon receipt of this documentation, staff will review and inform you of the next steps toward obtaining your building permit from the Buildings, Safety Engineering and Environmental Department (BSEED) to perform the work.

SUBMIT COMPLETED REQUESTS TO HDC@DETROITMI.GOV

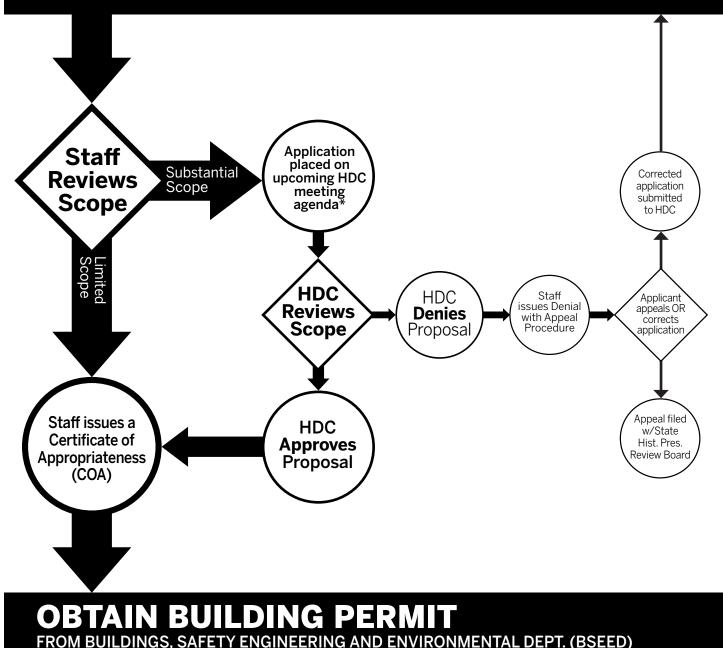
P2 - BUILDING PERMIT APPLICATION

PROPERTY INFORMATION	N		
Address:		Floor:Su	ite#:Stories:
АКА:			
Parcel ID#(s):			
Current Legal Use of Property: _		_ Proposed Use: _	
Are there any existing buildings	or structures on this parce	el? Yes	No No
PROJECT INFORMATION			
Permit Type: New	Alteration Addition	n Demolitio	n Correct Violatior
Foundation Only Chan			
Revision to Original Permit #:			
Description of Work (Describe i			
Description of Work			
		IBC use change [No MBC use change
Included Improvements (Chec	k all applicable; these trade are	eas require separate p	ermit applications)
HVAC/Mechanical Ele	ectrical Plumbing	Fire Sprinkler	System Fire Alar
Structure Type			
New Building Existing	Structure Tenant Sp	bace 🗌 Garac	ge/Accessory Building
Other: Size			
Construction involves changes to			No
(e.g. interior demolition or constructior			
Use Group: Typ	pe of Construction (per curre	ent MI Bldg Code Tab	le 601)
Estimated Cost of Construction			
Structure Use	By Contractor		By Department
Residential-Number of Units:	Office-Gross Floor Area	a Indu	strial-Gross Floor Area
Commercial-Gross Floor Area:	Institutional-Gross Floc	or Area O	ther-Gross Floor Area
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IDENTIFICATION (All Fields Required) Property Owner/Homeowner Property Owner/Homeowner is Permit Applicant Name: Company Name: Address: _____ City: _____ State: __Zip: _____ Mobile: Phone: Driver's License #: Email: **Contractor** Contractor is Permit Applicant Representative Name: Company Name: City: State: Zip: Address: Phone: _____ Mobile: _____ Email: _____ City of Detroit License #: TENANT OR BUSINESS OCCUPANT Name: _____ Phone: _____ Email: _____ ARCHITECT/ENGINEER/CONSULTANT Architect/Engineer/Consultant is Permit Applicant Name: State Registration#: Expiration Date: City: State: Zip: Address: Email: Mobile: Phone: HOMEOWNER AFFIDAVIT (Only required for residential permits obtained by homeowner.) I hereby certify that I am the legal owner and occupant of the subject property and the work described on this permit application shall be completed by me. I am familiar with the applicable codes and requirements of the City of Detroit and take full responsibility for all code compliance, fees and inspections related to the installation/work herein described. I shall neither hire nor sub-contract to any other person, firm or corporation any portion of the work covered by this building permit. Print Name: ______ Signature: ______ Date: _____ Subscribed and sworn to before me this _____day of _____20 ____A.D. ____County, Michigan Signature: _____ My Commission Expires: ____ PERMIT APPLICANT SIGNATURE I hereby certify that the information on this application is true and correct. I have reviewed all deed restrictions that may apply to this construction and am aware of my responsibility thereunder. I certify that the proposed work is authorized by the owner of the record and I have been authorized to make this application as the property owner(s) authorized agent. Further I agree to conform to all applicable laws and ordinances of jurisdiction. I am aware that a permit will expire when no inspections are requested and conducted within 180 days of the date of issuance or the date of the previous inspection and that expired permits cannot be (Permit Applicant) Print Name: Driver's License #: Expiration: Subscribed and sworn to before me this _____day of _____20 ____A.D. _____County, Michigan Signature: _____ My Commission Expires: _____ Section 23a of the state construction code act of 1972, 1972PA230, MCL 125.1523A, prohibits a person from conspiring to circumvent the licensing requirements of this state relating to persons who are to perform work on a residential building or a residential structure. Visitors of Section 23a are subject to civil fines. This application can also be completed online. Visit detroitmi.gov/bseed/elaps for more information. P2 - BUILDING PERMIT

HISTORIC DISTRICT COMMISSION REVIEW & PERMIT PROCESS

SUBMIT COMPLETE APPLICATION TO HDC STAFF



* THE **COMMISSION MEETS REGULARY AT LEAST ONCE PER MONTH,** TYPICALLY ON THE SECOND WEDNESDAY OF THE MONTH. (SEE WEBSITE FOR MEETING SCHEDULE/AGENDAS)

FIND OUT MORE AT **www.detroitmi.gov/hdc**

22 Edison Street Fence Project Homeowner: Jack Raab

This project consists of two phases:

Phase I, BLD2020-04252 – Submitted on 9/30/20, permit approved 11/9/20, Phase I is currently in process. Phase I project is HDC compliant and was issued COA on 11/3/20 from HDC. Consists of 5' high fence along east side of property line from the north property line to the front of the house, a 3' high fence will be along the east side property line from the south corner of the house to the sidewalk on the south property line. These fences are aluminum "wrought-iron" style. Additionally, a 6' high privacy fence is being installed at the south-west corner of the house to the west property line, this fence matches existing privacy fence along north-east side of house and is made from wood.

Phase II, BLD2020-05113 – Submitted on 11/4/20, permit is pending review. Phase II is a request for a variance in HDC regulations regarding a fence at the front of the house for security and safety reasons. Phase II was originally part of BLD2020-04252, HDC requested to split the project and resubmit Phase II scope as separate project and to have phase II presented to HDC during monthly meeting in December, 2020 for consideration. Phase II consists of 3' high fence along south property line from south-east corner to south-west corner of property, and along west property line from south-west corner to mid-property where privacy fence is. Fence will be aluminum "wrought-iron" style fence to match fencing along East property line.

Phase II was submitted on ePlans as new – separate project, including payment of permit fees per B. Cagney, HDC.

Description of project:

We are requesting a variance to be allowed to install fencing on the South and West (approx. 24') side of the property (to the existing chain link fence line). The new fencing will have a 6' double swing gate at the front walkway to the front porch.

We are requesting the variance to help with the security of our home. Living across the street from a liquor store and bus stop along busy Woodward Avenue, we frequently have people coming into our yard and looking into our windows or urinating in the bushes next to the house or sitting/leaning against our house while they consume alcohol. We frequently have people sitting on our front steps or front porch consuming their alcohol or leaving their trash in our yard. On several occasions we have been awoken at night to have fights on our front porch and yard or have people pounding on our front doors and windows. On one recent occasion the Police had to be called to deal with the out of control individual at 4 in the morning.

We understand that normally fencing is not allowed on the front of a property as it might not have been consistent with the historic look of the neighborhood. However, currently the are several properties within the Historic Boston Edison District that have similar fencing along the front walk of their properties. Including at 101 Edison Street (five houses down from 22 Edison). We are requesting to extend the fencing along the front walk from the west to the east side of the property to fully enclose the yard with 3' high aluminum "wrought-iron" style fencing for safety and security reasons.

We plan on maintaining the historic look of the home and the neighborhood by utilizing the "wroughtiron" style fencing that is prevalent in the Boston-Edison neighborhood and match the approved Phase I fencing.

As a member of the Board of Directors for the Historic Boston-Edison Association, I am cognizant of the need to keep the home as historically accurate as possible, and feel that by allowing the aluminum "wrought-iron" style fencing across the Edison side of the property, will be in keeping with the historical accuracy of the area. This would also help with the need for safety and security of the home, which was not a historical need when the home was built.

Scope of work:

Project: Install 3' high fencing at 22 Edison Street on South and West sides of the property. Fencing utilized will be aluminum, "wrought-iron" style fencing manufactured by Great Fence and will match fence along Woodward (east) property line (5' high from north property line to south-east corner of house and 3' high from south-east corner of house to south property line). Fencing will include a front entrance gate on the South at the Edison walkway entrance to the property. F

- Prepare property, measure and dig fence holes,
- Install 3' high aluminum fencing along South and West sides of property
- All in-line and end/corner posts to be cemented in place
- Install 6' wide double swing arched gate at entry walk
- Install fencing sections

22 Edison Street Fence Project Homeowner: Jack Raab

ePlans # BLD2020-05113

This project is Phase II of a fencing project for this property. Phase I, (ePlans #04252) has COA dated 11/3/2020, and is currently under review by BSEED.

Existing Conditions:

- Chain link fence on the west and north side of the lot to the detached garage
- Will be installing Aluminum "Wrought Iron" style fencing along East side of property (COA 11/3/2020, currently under plan review)
- No fencing along the South side (Edison side) of the lot.

Description of project:

We are requesting a variance to be allowed to install fencing on the South and West (approx. 24') side of the property (to the existing chain link fence line). The new fencing will have a 6' double swing gate at the front walkway to the front porch.

We are requesting the variance to help with the security of our home. Living across the street from a liquor store and bus stop along busy Woodward Avenue, we frequently have people coming into our yard and looking into our windows or urinating in the bushes next to the house or sitting/leaning against our house while they consume alcohol. We frequently have people sitting on our front steps or front porch consuming their alcohol or leaving their trash in our yard. On several occasions we have been awoken at night to have fights on our front porch and yard or have people pounding on our front doors and windows. On one recent occasion the Police had to be called to deal with the out of control individual at 4 in the morning.

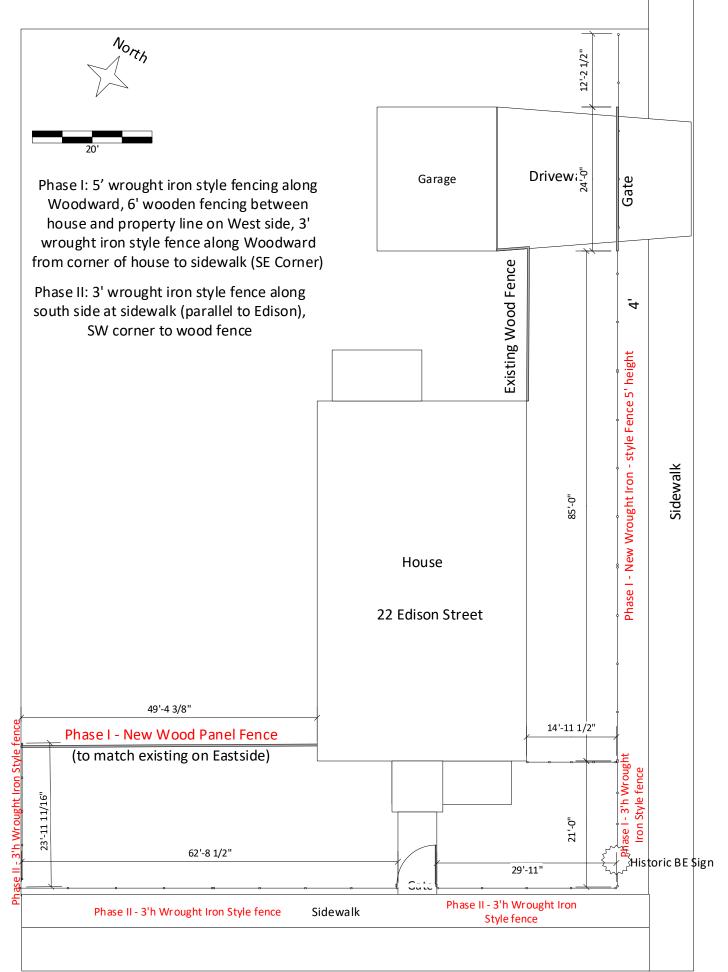
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We plan on maintaining the historic look of the home and the neighborhood by utilizing the "wroughtiron" style fencing that is prevalent in the Boston-Edison neighborhood and match the approved Phase I fencing. As a member of the Board of Directors for the Historic Boston-Edison Association, I am cognizant of the need to keep the home as historically accurate as possible, and feel that by allowing the aluminum "wrought-iron" style fencing across the Edison side of the property, will be in keeping with the historical accuracy of the area. This would also help with the need for safety and security of the home, which was not a historical need when the home was built.

Scope of work:

Project: Install 3' high fencing at 22 Edison Street on South and West sides of the property. Fencing utilized will be aluminum, "wrought-iron" style fencing manufactured by Great Fence. Fencing will include a front entrance gate on the South at the Edison walkway entrance to the property.

- Prepare property, measure and dig fence holes,
- Install 3' high aluminum fencing along South and West sides of property
- All in-line and end/corner posts to be cemented in place
- Install 6' wide double swing arched gate at entry walk
- Install fencing sections



Woodward Avenue







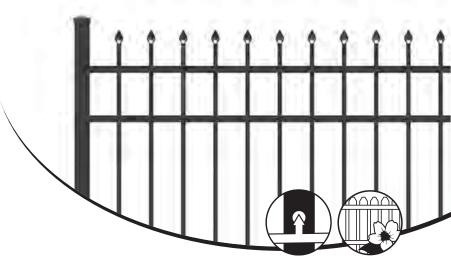


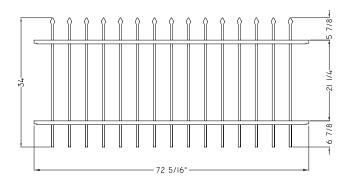


3x6 Providence Fence Panel

Available In:

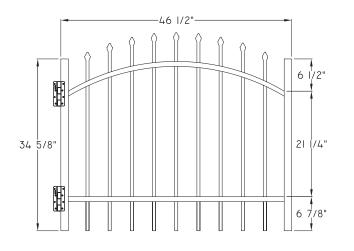
- Black
- Post Available in Line, Corner and End configuration
- Pyramid Post Top and Hardware included with Posts





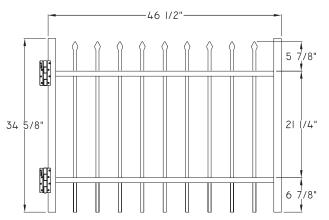
3x4 Arched Gate

Includes Boerboel® Butterfly hinges





Includes Boerboel® Butterfly hinges





Fence and Hedge Guidelines



The uniform pattern and relationships of front lawns, building setbacks and open spaces, street trees, fencing and sidewalks contribute to a collective impression of a historic district. When historic landscape features are removed or relocated, or elements that are not compatible with the site are introduced, site vistas are destroyed and the historic character of a district is diminished. One need only recall the great American elm trees that formed natural green canopies over the streets of so many Detroit neighborhoods up until the 1950s and how the disappearance of those trees had impacted the character of those neighborhoods to understand this concept.



Archival photographs depict the historic character of many Detroit neighborhoods as the <u>v</u> once were. Victorian workmen's clapboard cottages and tiny front yards enclosed by wooden picket fences typified in neighborhoods like Corktown. Solid board fence walls spanned the narrow spaces between these closely packed houses. On streets such as Vinewood and Lafayette, deep open yards surrounded elegant turn of-the-century brick mansions and were embraced by decorative cast iron fencing, erected <u>close to the</u> <u>facade around flower gardens</u>, or in great expanse, and at great expense, around the perimeter of the property, characteristically on brick foundation

walls running between brick piers. There was never, however, a strong fencing precedent in Detroit neighborhoods and after the turn of the century, much of the iron went the way of the war effort. What fencing remained went out of fashion as the Industrial Age introduced newer and more affordable materials. Attitudes changed and fencing became virtually non-existent after the 1920s, replaced by a move toward broad green, fenceless expanses. Yet, what little historic fencing remains or the lack of fencing that exists in our historic districts makes the same contribution as the elm trees did and has the same impact when removed, relocated or erected without historic precedence.

Today's homeowners in historic districts face challenges that require remedies that often differ from the historic dictates, i.e. what fencing may or may not have existed. The Design Guidelines for Fences and Hedges are proposed to offer the homeowner guidance in the introduction of new construction or replacement with new materials while protecting those elements of a historic district that have been identified as significant in defining the overall historic character of the neighborhood.

For the purpose of these guidelines, fencing shall mean any living natural planting or man-made structure, not integral to any building, used as a barrier to define boundaries, screen off, or enclose a portion of the land surrounding a building.

The recommendations of *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings* must be followed prior to the removal or the replacement or construction of any fencing element in the landscape of the historic district. Information about *The Secretary of the Interior's Guidelines* can be obtained from the Historic District Commission office, however the key points follow.



Where Historic Fencing Exists

- Do not remove historic fencing, walls, or other fence elements.
- Retain historic fencing materials including metal, brick, stone and wood and the masonry of walls. Maintain and preserve all historic features, including rails, posts and newels, finials, railings, columns and piers, coping and walls. Care for and appropriately maintaining historic hedging and living fencing. Each of these elements conveys architectural and historical character through texture, ornamentation and design



- Repair is preferred over replacement. Repair deteriorated sections of historic fencing and walls with materials of a matching design, texture, and color whenever possible. Replant areas of historic hedging with a matching species.
- Replace only portions of fencing exhibiting significant deterioration, leaving all sound portions intact. Substitute materials, such as aluminum for wrought iron, should be visually and physically compatible with the remaining historic fencing or wall material and should be installed only when in-kind replacement is unaffordable.
- Use materials that match existing sections of historic fencing or walls in material, detail, color, texture and height when carrying out limited replacement or repair projects. If an exact color or texture match cannot be made, a simplified design is appropriate.



- For masonry walls, do not replace sections of historic brick with brick that is substantially stronger. Repoint with an appropriate mortar mixture that is no harder than the original historic mixture. Repoint only those joints that are no longer sound; largescale removal of mortar joints often result in damage to historic masonry. Match historic joints in color, texture, joint size and tooling when repointing.
- Use historic, pictorial or physical evidence to reconstruct severely deteriorated or missing fencing, walls, or fencingelements.
- Fencing, walks or other landscape features that use new or salvaged material to create a conjectural or falsely historical appearance are inappropriate and should not be undertaken.
- The removal of existing historical fencing should only be undertaken as a last resort. Natural or
 architectural fence elements that are slated for reconstruction or replacement should be
 photographically documented prior to removal of any historic fabric.

Historic Hedges or "Living Fences"

Hedges shall abide by the same rules governing other fencing types in historic district for heights and locations. Furthermore, the selected hedging plants shall be capable of growing at least one foot per year for the first three years, and shall be cared for so as to maintain a dense screen year-round. The following list of plant types shall be taken as only a guide for selecting appropriate hedging.

SCIENTIFIC NAME	COMMON NAME
Evergreen	
-Taxus (varieties & species)	Yews*
-Thuja occidentalis	American Arborvital
-Tsuga canadensis	Canada Hemlock
Deciduous	
- Berberis thunbergu (vars. & sp.)	Japanese Barberry*
- Euonymus aleta compacta	Dwarf winged euonymus
- Euonymus radicans (semi- evergreen)	Winterscreeper
- Ligustrum milrense	Amur Privet*
- Ligustrum iboluim	Lbolium Privet
- Ligustrum obtusifoluim	RegalPrivet* Regelianum
Viburnum lantana	Wayfaring Tree

*Species deemed most appropriate to historic districts.

New Fencing - Approval by the Historic Commission

Permits for fence construction must be obtained from the Building and Safety Engineering Department and are subject to review by the Historic District Commission. The Elements of Design for the historic district of the application (available from the Historic District Commission Office) will be considered and each application will continue to be reviewed on a case by case basis.

The Historic District Commission may allow exceptions to the stated guidelines if the Commission views such exceptions to be beneficial to the overall appropriateness of a fence application proposal.

Consideration will be given to recommendations adopted by certain districts that are not in conflict with established guidelines and municipal code.

• Fencing must be properly installed according to City of Detroit codes and regulations.



- New construction of fences or walls should be designed to minimize impact to the historic fabric and should be compatible with the site in setback, size and scale to protect the historic integrity of the property and its environment.
- New fences or walls should be differentiated from the old and should be designed to compliment the style, design, color and material of the historic building(s) and its features.
- New fencing or walls should be removable without impairing the essential form and integrity of the historic property.

- Fencing other than lot line fences (e.g. dog runs, etc ...) shall be located in such a way as to be concealed from public view from streets and alleys.
- No slats or other material may be inserted or attached to chain link or other open fencing.

Any proposal for the installation of new or replacement fencing shall meet the following application considerations:



Allowable Types:

- Wood –flat board, picket post & rail, etc.... see page 7 for types. <u>Stockade fencing is not allowed</u>. Unpainted/ unfinished wood is not historically appropriate <u>and must be painted or stained a color that complements the</u> <u>house</u>
- Cyclone or chain-linkfencing
- Twisted wire with wood posts (wire mesh)
- Wrought iron, cast iron and aluminum replicating wrought iron
- Brick and stone –masonry foundations, piers and fence walls. The material of any masonry wall should be compatible with that of the building it abuts.
- Hedges size, location, and height must conform to fence size, location, and height. See section entitled "historic hedges or living fences" on page 3

* A single lot shall contain no more than two types of fencing material.

Allowable Locations:



Side yard and across side lots, at the front face of the house (set back line)

The side yard alone at the front face of the house, the back face or at a point between

Rear yard, from the back face of the house to the rear property line (can be considered with the side yard as well)

Rear property line or alley line

Front yard fencing is not allowed except on a corner lot and then only from the front face of the house on the side of the public right of way to the front walk.

Established property line patterns and street and alley widths must be retained.

Front yard and full perimeter fencing will be allowed only in districts where such fencing has been shown to be contextual in that district's Element of Design. Front yard fencing is allowed on corner lots along the walk adjacent to the side lot line from the front face of the house to the front corner (see below)

Allowable Heights:

6' side lot lines, at the front face of the house

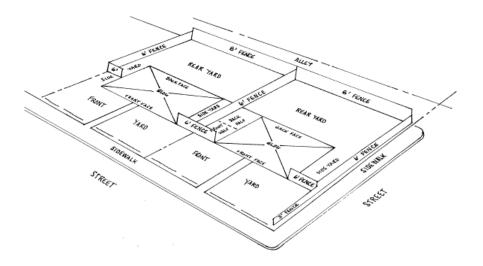
8' rear property line

3' front yard -- applies only to corner lots on the side of the public right of way, otherwise front yard fencing is not allowed

Allowable Colors:

The most common colors for historic fencing are: black, white, green, brown

Optionally, the color of the fence could be a color complimenting the colors of the house and comparable to the colors found in the Detroit Historic Districts Style and Color Guide systems A through F (as available from the Historic District Commission Staff).



Variances

The Detroit Historic District Commission may allow variance to the previously stated guidelines if the Commission views such variance as beneficial to the overall appropriateness of a fencing proposal.

The Historic District Commission reserves all rights to amend or update this guideline or to deny the use of certain fencing if they are deemed inappropriate in any specific location.

Any questions pertaining to this guideline can be directed to the Historic District Commission Staff.

Sources for Guidance on Historic Materials and Landscape Features

Under the National Park Service Home page Website, <u>http://www.nps.gov</u> and related service links:

The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings. http://www2.cr.nps.gov/tps/tax/rehabstandards.htm

The Secretary of the Interior's Guidelines for the Treatment of Historic Properties, 1995 http://www2.cr.nps.gov/tps/secstan1.htm

Preservation Briefs 1-41 http://www2.cr.nps.gov/tps/briefs/presbhom.htm

Technical Preservation Services for Historic Buildings. http://www2.cr.nps.gov/tps/index.htm

For publications available through the Michigan State Historic Preservation Office: http://www.sos.state.mi.us/history/preserve/shpopubs.htm

Detroit Historic District Commission Coleman A. Young Municipal Center, 2 Woodward, Suite 808 Detroit, Michigan, 48226 Telephone: (313) 224-1762 Email: hdc@detroitmi.gov

FOR REFERENCE ONLY COA FOR APP. #20-6937 - NOT FOR CURRENT APPLICATION

CITY OF DETROIT HISTORIC DISTRICT COMMISSION DETROIT, MICHIGAN 48226 PHONE 313-224-6536 FAX 313-224-1310

11/3/2020

CERTIFICATE OF APPROPRIATENESS

Jack Raab 22 Edison Detroit, MI, 48202

RE: Application Number 20-6937; 22 Edison, Boston-Edison Historic District

Dear Jack:

Pursuant to Section 5(10) of the Michigan Local Historic District Act, as amended, being MCL 399.205(10), MSA 5-3407(5)(10); Sections. 21-2-57 and 21-2-73 of the 2019 Detroit City Code; Detroit Historic District Commission Resolution 97-01 (adopted August 13, 1997); Detroit Historic District Commission Resolution 97-02 (adopted October 8, 1997); and Detroit Historic District Commission Resolution 98-01 (adopted February 11, 1998), the staff of the Detroit Historic District Commission has reviewed the above-referenced application for building permit and hereby issues a Certificate of Appropriateness (COA), which is effective as of November 3, 2020.

Staff finds the following proposed work meets the defined elements of design for the historic district and the Secretary of the Interior's Standards for Rehabilitation and guidelines for rehabilitating historic buildings (36 CFR Part 67).

Fence Installation – Phase 1 only

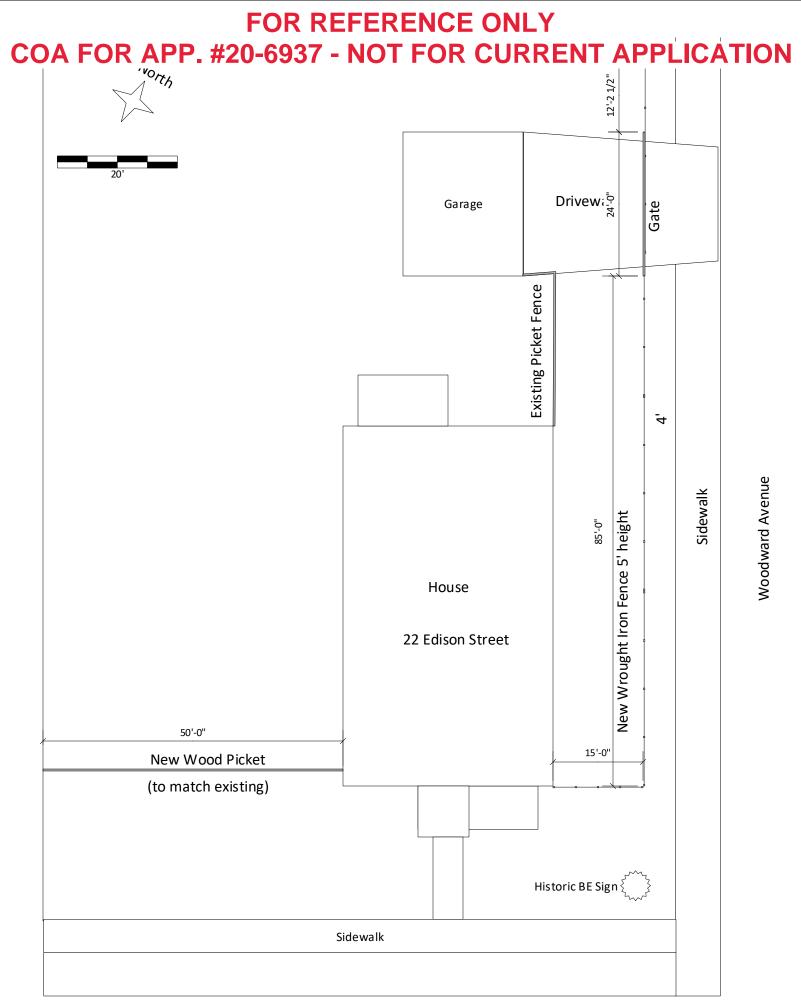
- Installation of 5' aluminum "Wrought Iron" fence along Woodward Ave. property line to front of home
 - Includes gate in front of driveway, as proposed
- Remove chain link fence along west side of home and Install new wood privacy fence at front of home. Fence height not to exceed 6'.
 - ...With the condition that, per HDC Resolution 19-04, Unfinished wood is not historically appropriate and fences must be painted or stained and the color of the fence should complement the colors of the house.
- Installation of 3' aluminum "Wrought Iron" fence along Woodward Ave. from front of home to south end of property NOTE: As this is a corner lot, this is within fence guidelines
 - With the condition that only phase 1 of fencing project is approved.
 - Phase 2 of fencing project must be approved by HDC at a monthly meeting and requires a new application to be submitted to HDC staff.

Please retain this Certificate of Appropriateness for your files. You should now proceed to the City of Detroit Buildings Safety and Engineering Department to obtain a building permit. The Detroit Historic District Commission's approval and issuance of a Certificate of Appropriateness does not waive the applicant's responsibility to comply with any other applicable ordinances or statutes. If you have any questions regarding this letter, please contact me at cagneyb@detroitmi.gov.

For the Commission:

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Brendan Cagney Detroit Historic District Commission Staff



Edison Street