

**STAFF REPORT 2-17-2021 SPECIAL MEETING**

**PREPARED BY: A. PHILLIPS**

**APPLICATION NUMBER: 21-7052**

**ADDRESS: 1686 CHICAGO BOULEVARD**

**HISTORIC DISTRICT: BOSTON - EDISON**

**APPLICANT: STEVEN LUPLOW**

**PROPERTY OWNER: STEVEN LUPLOW**

**DATE OF PROVISIONALLY COMPLETE APPLICATION: 1-12-2021**

**DATE OF STAFF SITE VISIT: 2-2-2021**

**SCOPE: ERECT A NEW 7'-0"-HIGH DRIVEWAY GATE AND FENCE**

**EXISTING CONDITIONS**

The building located at 1686 Chicago Boulevard is a 2 ½ - story single family residence constructed ca. 1916. The building is clad in variegated brown brick and features stone and wood details painted white in color. The symmetrical (south) façade includes a detailed wood surround at the front entry which is centered on the elevation and accessed via a small, uncovered porch. The pyramid roof is clad in dark gray asphalt shingles and includes two small dormers on the front (south) roof surface and a large dormer at the rear (north) roof surface. The side walls of the dormers at the front and rear elevations appear to be clad in cedar shake. A large brick chimney is located on the west elevation. The building appears to retain the majority of its historic divided light and leaded panel wood windows. A chain link fence currently exists at both side yards of the property and a 6'-0" high wood fence exists at the rear property line. A two-car garage is located at the northeast corner of the lot and is accessed from Chicago Boulevard via the driveway running along the east side of the house to the rear yard.



*View from Chicago Boulevard looking northwest. Photo taken by HDC staff, February 2, 2021*

**PROPOSAL**

With the current proposal, the applicant is seeking the Commission's approval to **install a new 7'-0" – high gate across the driveway at the east side yard per the attached drawings and application.** Included in the proposal are the following scope items:

- Install new gate running from west elevation of the property at 1686 Chicago east across the driveway to the east elevation of the neighboring property to the east. Details of the gate include:

- Gate Style EFF-20



- Located near the rear (northeast) corner of the house
  - 11' wide (two 5'-6" panels)
  - Wrought-iron style aluminum gate with arch at the center.
  - 6'-0" high at the posts (ends) of the gate arching to 7'-0" high at the center where the gate panels meet.
  - Gate panels to be on electric openers.
- Replace existing chain-link fence at east and west side yards with new wood fencing (6'-0" high) to match existing wood fencing at rear property line.

### **STAFF OBSERVATIONS & RESEARCH**

- Boston – Edison Historic District was designated in 1973.

### **ISSUES**

- The proposed 7'-0" height of the gate does not meet the **Historic District Commission's Fence and Hedge Guidelines**.

### **RECOMMENDATION**

#### Section 21-2-73, Certificate of Appropriateness

It is staff's opinion that the proposal should qualify for a Certificate of Appropriateness. Staff recommends that the Commission approve a COA for the proposed application, as it meets the Secretary of the Interior's Standards and the Boston – Edison Historic District's Elements of Design, with the conditions that:

- The wood fence is to be stained or painted to complement the existing house.



**1686 CHICAGO DESIGNATION SLIDE - 1974**



**1686 CHICAGO  
DESIGNATION SLIDE - 1980**



STAFF SITE VISIT 2/2/2021



1686

SAVING NAMES

WE BELIEVE  
LOVE IS LOVE  
MARRIAGE IS LIFE

PLEASE  
SLOW DOWN



PLEASE  
SLOW  
DOWN

THIS IS A 3-PAGE FORM - ALL INFORMATION IS REQUIRED FOR PROJECT REVIEW

# HISTORIC DISTRICT COMMISSION PROJECT REVIEW REQUEST

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

Date: 12/09/20

## PROPERTY INFORMATION

ADDRESS: 1686 Chicago Boulevard AKA:

HISTORIC DISTRICT: Boston Edison

SCOPE OF WORK: (Check ALL that apply)  
 Windows/Doors  Roof/Gutters/Chimney  Porch/Deck  Landscape/Fence/Tree/Park  General Rehab  
 New Construction  Demolition  Addition  Other:

## APPLICANT IDENTIFICATION

Property Owner/Homeowner  Contractor  Tenant or Business Occupant  Architect/Engineer/Consultant

NAME: Steven Luplow COMPANY NAME:

ADDRESS: 1686 Chicago Blvd CITY: Detroit STATE: MI ZIP: 48206

PHONE: 906-792-8104 MOBILE: 906-792-8104 EMAIL: steven.luplow@gmail.com

## PROJECT REVIEW REQUEST 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)
- ePLANS Permit Number (only applicable if you've already applied for permits through ePLANS)
- 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

### NOTE:

Based on the scope of work, additional documentation may be required.

See [www.detroitmi.gov/hdc](http://www.detroitmi.gov/hdc) for scope-specific requirements.

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](mailto:HDC@DETROITMI.GOV)**

# P2 - BUILDING PERMIT APPLICATION

Date: \_\_\_\_\_

## PROPERTY INFORMATION

Address: 1686 Chicago Blvd Floor: \_\_\_\_\_ Suite#: \_\_\_\_\_ Stories: \_\_\_\_\_

AKA: \_\_\_\_\_ Lot(s): \_\_\_\_\_ Subdivision: \_\_\_\_\_

Parcel ID#(s): \_\_\_\_\_ Total Acres: \_\_\_\_\_ Lot Width: \_\_\_\_\_ Lot Depth: \_\_\_\_\_

Current Legal Use of Property: \_\_\_\_\_ Proposed Use: \_\_\_\_\_

Are there any existing buildings or structures on this parcel?  Yes  No

## PROJECT INFORMATION

Permit Type:  New  Alteration  Addition  Demolition  Correct Violations

Foundation Only  Change of Use  Temporary Use  Other: \_\_\_\_\_

Revision to Original Permit #: \_\_\_\_\_ (Original permit has been issued and is active)

Description of Work (Describe in detail proposed work and use of property, attach work list)

Remove existing Chain-link fence. Install new wooden fence in place of chain link. Install new aluminum gate across driveway, including electric opener.

MBC use change  No MBC use change

Included Improvements (Check all applicable; these trade areas require separate permit applications)

HVAC/Mechanical  Electrical  Plumbing  Fire Sprinkler System  Fire Alarm

### Structure Type

New Building  Existing Structure  Tenant Space  Garage/Accessory Building

Other: \_\_\_\_\_ Size of Structure to be Demolished (LxWxH) \_\_\_\_\_ cubic ft.

Construction involves changes to the floor plan?  Yes  No

(e.g. interior demolition or construction to new walls)

Use Group: \_\_\_\_\_ Type of Construction (per current MI Bldg Code Table 601) \_\_\_\_\_

Estimated Cost of Construction \$ \_\_\_\_\_ By Contractor \$ \_\_\_\_\_ By Department

### Structure Use

Residential-Number of Units: \_\_\_\_\_  Office-Gross Floor Area \_\_\_\_\_  Industrial-Gross Floor Area \_\_\_\_\_

Commercial-Gross Floor Area: \_\_\_\_\_  Institutional-Gross Floor Area \_\_\_\_\_  Other-Gross Floor Area \_\_\_\_\_

Proposed No. of Employees: \_\_\_\_\_ List materials to be stored in the building: \_\_\_\_\_

**PLOT PLAN SHALL BE submitted on separate sheets and shall show all easements and measurements (must be correct and in detail). SHOW ALL streets abutting lot, indicate front of lot, show all buildings, existing and proposed distances to lot lines.** (Building Permit Application Continues on Next Page)

### For Building Department Use Only

Intake By: \_\_\_\_\_ Date: \_\_\_\_\_ Fees Due: \_\_\_\_\_ DngBld?  No

Permit Description: \_\_\_\_\_

Permit #:

Current Legal Land Use: \_\_\_\_\_ Proposed Use: \_\_\_\_\_

Permit#: \_\_\_\_\_ Date Permit Issued: \_\_\_\_\_ Permit Cost: \$ \_\_\_\_\_

Zoning District: \_\_\_\_\_ Zoning Grant(s): \_\_\_\_\_

Lots Combined?  Yes  No (attach zoning clearance)

Revised Cost (revised permit applications only) Old \$ \_\_\_\_\_ New \$ \_\_\_\_\_

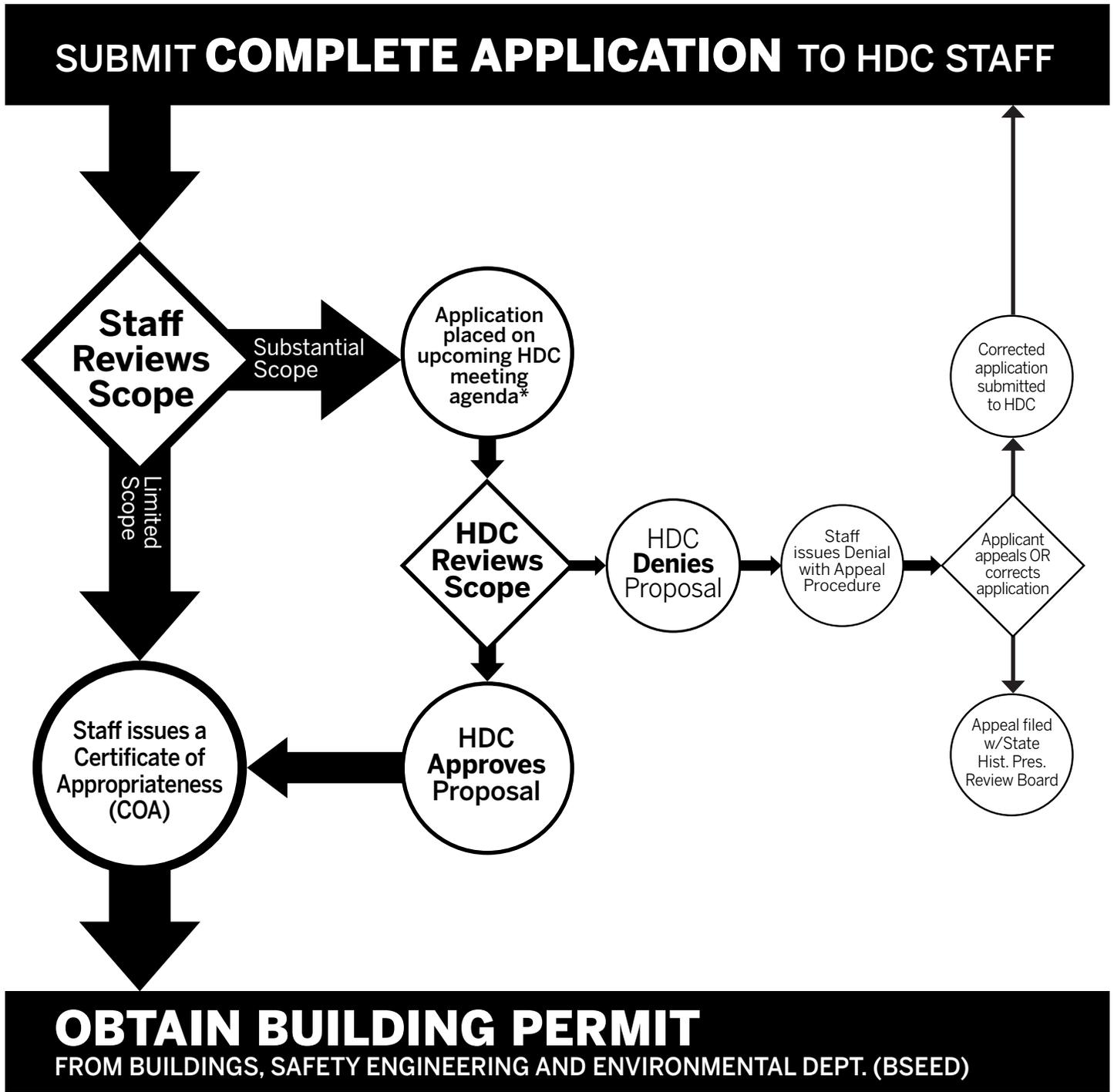
Structural: \_\_\_\_\_ Date: \_\_\_\_\_ Notes: \_\_\_\_\_

Zoning: \_\_\_\_\_ Date: \_\_\_\_\_ Notes: \_\_\_\_\_

Other: \_\_\_\_\_ Date: \_\_\_\_\_ Notes: \_\_\_\_\_



# HISTORIC DISTRICT COMMISSION REVIEW & PERMIT PROCESS



\* THE COMMISSION MEETS REGULARLY 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](http://www.detroitmi.gov/hdc)

Existing Conditions:

Our existing fence includes a 6ft tall wooden fence at the rear of the property, and 4' chain link fence along both sides of the property. There is a small section on the west side of the property that includes 6' chain link fencing. Currently no gate on the driveway.

West side:



West side chain link tall section:



East side:



Driveway:



Scope of Work:

- Replace existing chain link with wooden fence, matching the existing fence at the rear.
- Install new Aluminum gate across the driveway
  - 6' tall at posts
  - 7' tall at middle of arch
  - 11' Wide
  - Pickets  $\frac{3}{4}$ " x  $\frac{3}{4}$ "
- Install electric openers for the gate

Proposed material for new fence:



Proposed gate specifications, will be commercial grade.



	Residential	Avalanche Series™	Commercial	Industrial/Heavy Ind.
Post	2" x 2" x .060 Wall	2" x 2" x .060 Wall	2" x 2" x .060 Wall	2-1/2" x 2-1/2" x .075 or .100 Wall
Vertical Rails	2" x 2" x .060 Wall 2" x 2" x .125 Wall 2-1/2" x 2-1/2" x .075 or .100 Wall	2" x 2" x .060 Wall 2" x 2" x .125 Wall 2-1/2" x 2-1/2" x .075 or .100 Wall	2" x 2" x .060 Wall 2" x 2" x .125 Wall 2-1/2" x 2-1/2" x .075 or .100 Wall	3" x 3" x .125 Wall 4" x 4" x .125 or .250 Wall 6" x 6" x .125 or .250 Wall
Horizontal Rails	1-1/8" x 1"	1-1/8" x 1" for Residential 1-3/8" x 1-1/4" for Commercial	1-1/8" x 1-3/4"	1-5/8" x 1-5/8"
Enclosed Bottom	N/A	N/A	N/A	Heavy Industrial Only
End Walls	.062	.062	.062	.100
Top Walls	.062	.062	.062	.070
Pickets	5/8" x 5/8" x .050 Wall or 5/8" x 3/4" x .050 Wall or 5/8" x 1" x .050 Wall	5/8" x 5/8" x .050 Wall or 5/8" x 3/4" x .050 Wall or 5/8" x 1" x .050 Wall For Residential 3/4" x 3/4" x .050 Wall or 3/4" x 1" x .062 Wall For Commercial	3/4" x 3/4" x .050 Wall or 3/4" x 1" x .062 Wall	1" x 1" x .062 Wall
Picket Spacing	3-13/16" or 1-5/8"	3-13/16" or 1-5/8" for Residential 3-3/4" or 1-1/2" for Commercial	3-3/4" or 1-1/2"	3-3/4" or 1-3/8"
3" Picket Spacing Available in Most Grades and Styles. Please Call for Details.				
Heights	3, 3 1/2, 4, 4 1/2, 5, & 6 Feet	3, 3 1/2, 4, 4 1/2, 5, & 6 Feet	3, 3 1/2, 4, 4 1/2, 5, & 6 Feet	3, 3 1/2, 4, 5, 6, 7, 8 & 10 Feet
Panel Length	6'	6' for Residential 6' or 7' 6" for Commercial	6' or 7' 6"	6' 5" or 8'

Panels come fully assembled in above Heights & Lengths. Custom Heights available please call for details.  
 Screws: 410 Stainless Steel corrosion resistant. The heads are coated with zinc and yellow chromate, then painted to match the color of the fence.  
 Colors Available: Black, Quaker Bronze, White, Walnut Brown, Beige, Sandstone & Hartford Green. Custom colors available upon request.  
 Not available in Walnut Brown, Beige, Sandstone or Hartford Green



Residential



**NEW**  
Avalanche Series™  
No Exposed Screws (Patent Pending)



Commercial



Industrial



Heavy Industrial  
No Exposed Screws

  
EFS-10

  
EFS-15

  
EFF-20

  
EFF-25

  
EFS-50

  
EFS-55

  
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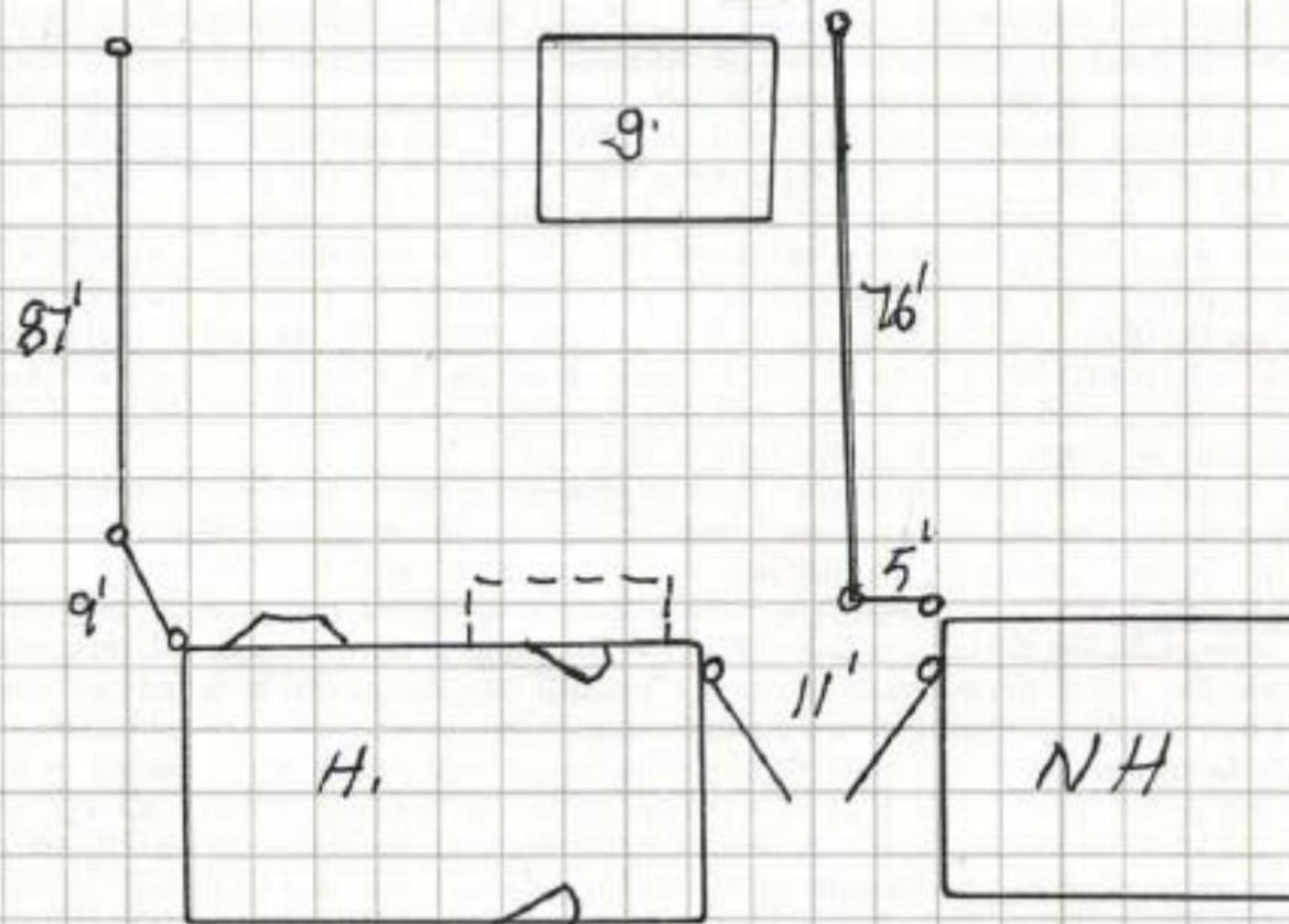
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Proposed Gate Design:

















Front:







Rear:







Garage:







# Fence and Hedge Guidelines

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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 they 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 close to the facade around flower gardens, 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; large-scale 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 fence elements.
- Fencing, walls 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
<b>Evergreen</b>	
-Taxus (varieties & species)	Yews*
-Thuja occidentalis	American Arborvital
-Tsuga canadensis	Canada Hemlock
<b>Deciduous</b>	
- Berberis thunbergu (vars. & sp.)	Japanese Barberry*
- Euonymus alata compacta	Dwarf winged euonymus
- Euonymus radicans (semi- evergreen)	Winterscreeper
- Ligustrum milrense	Amur Privet*
- Ligustrum ibolium	Lbolium Privet
- Ligustrum obtusifolium	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. Stockade fencing is not allowed. Unpainted/ unfinished wood is not historically appropriate and must be painted or stained a color that complements the house
- 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

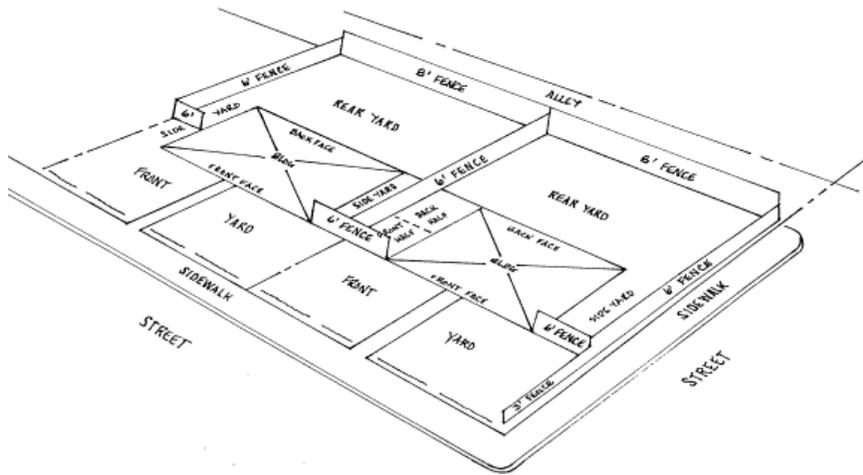
8' rear property line

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, <http://www.nps.gov> 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>

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