

STAFF REPORT: 7/13/2022 REGULAR MEETING

PREPARED BY: D. RIEDEN

APPLICATION NUMBER: #22-7900

ADDRESS: 757 COVINGTON

HISTORIC DISTRICT: PALMER PARK APT. BUILDINGS

APPLICANT: KIRK RAMSEY

PROPERTY OWNER: URBAN COMMUNITIES GREAT LAKES, LLC

DATE OF PROVISIONALLY COMPLETE APPLICATION: 6/20/2022

DATES OF STAFF SITE VISIT: 6/24/22

SCOPE: REMOVE REAR WALL FOUNTAIN, REBUILD GABLE/PARAPET, INSTALL GLASS BLOCK WINDOW

EXISTING CONDITIONS

Built in 1925, the property at 757 Covington, also known as the Florentine West Apartments, is a 4-story, Mediterranean Revival style, multi-family apartment building on the corner of 3rd Street, facing Palmer Park. The rectangular building features clay, barrel tile roof along the parapet, rear gable, and roof-top penthouse, concealing the flat roof of the building. Bracketed eaves overhang the green and yellow paneling that wraps around the upper story windows. The building is clad in light-yellow brick with stone and brick banding. The tall, narrow windows feature stone-columned arches with stone Juliette balconies and ornate metal railings. Matching green paneling surrounds the modest main entrance, with concrete steps and brick wingwalls. This corner lot offers a public view of the rear courtyard, now in disrepair, featuring matching brick columns with matching clay barrel tile caps and ornate metal features. The courtyard's central feature is an arching, brick wall fountain with stone basin and missing spout. This arching wall is capped with stone and features embedded stone flora accents in the yellow-brick detailing. The courtyard surface is concrete with a concrete sidewalk leading through the lawn to the public walkway.

This property has had the following Historic District Commission (HDC) approvals on Detroit Property Information System (DPI) and hard files:

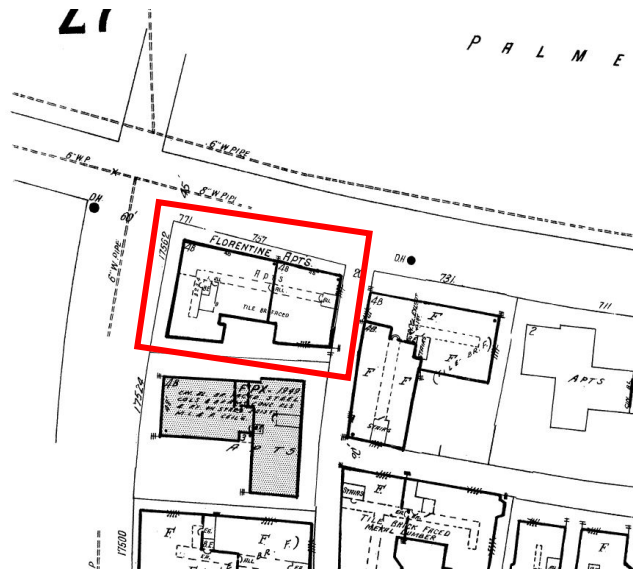
- May 2016: Certificate of Appropriateness (COA) for replacement of existing front porch deck and brick wingwalls with new 8'x10' concrete deck and wingwalls.
- October 2018: COA for removal and replacement of existing EPDM flat roof. No work approved for penthouse or gable where existing clay tile roof is present.
- June 2022: COA for repair of EPDM flat roof. No work approved for clay tile roof surfaces.



Site Photo 1, by Staff June 24, 2022: (North) Front elevation, showing original casement windows.



Site Photo 2 by Applicant: (South) rear elevation, showing courtyard wall fountain proposed for removal.



Sanborn V16, P027.



Aerial 1 of Parcel # 02002690. by Detroit Parcel Viewer.



Site Photo 3, by Staff June 24, 2022: (South) Rear elevation, showing current conditions of the courtyard and wall fountain (red arrow), visible from the public sidewalk on Third Street.

PROPOSAL

The proposed work consists of three scopes of work: (1) removal of the rear courtyard wall and wall fountain, while retaining the brick for the (2) repair of the rear upper gable, reusing the brick from the courtyard and wall fountain, and (3) replacing four ground-floor rear windows with glass block. All work is located at the rear, south side of the building.

1. Remove wall fountain (rear elevation)

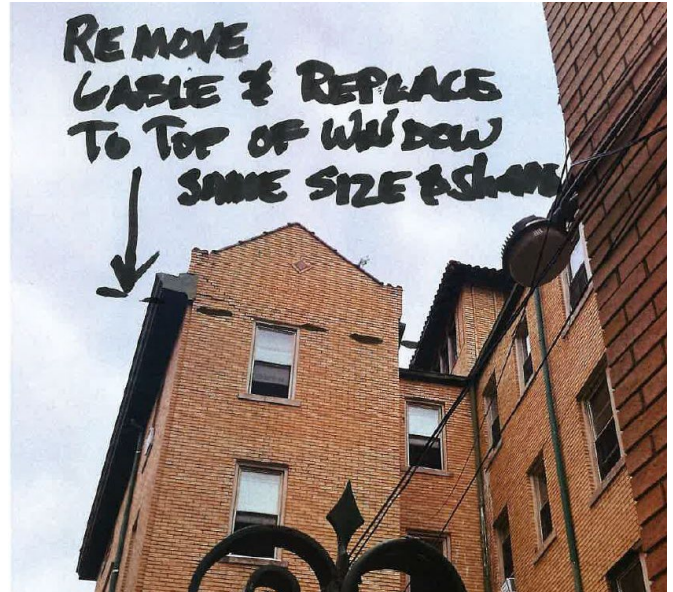
- Remove all features of the rear wall, fountain
- Retain brick for building repair

2. Rebuild gable/parapet (rear elevation, east facing wall)

- Re-use the brick from the courtyard walls,
- The area of repair is located from top of window to the peak of the gable, approximately 20' wide and 10' tall at the peak.
- The process includes using a scissor lift to remove brick and the clay-tile coping at the top of the gable, clean and replace brick and coping.
- If clay tile coping is broken, will be replaced with exact same shape and color.

3. Replace four (4) rear windows with glass block (rear elevation, south facing walls)

- Remove (4) wood, double-hung windows on the ground floor (basement), rear elevation.
- Install glass block with no vents to match existing glass block windows, using metal anchors and matching mortar.
- Seves Glass block product, Nubio Series, wave-pattern, clear, 8"x8"x3".



Site photo 4, by Applicant, (rear, east-facing elevation), showing area above dashed line for repair of brick wall and clay-tile coping.



Site photo 5, by Applicant, (rear, east-facing elevation), showing proposed locations for window replacement with glass block, #1 & #2.



Site photo 6, by Applicant, (rear, south-facing elevation), showing proposed locations for double-hung wood window replacements with glass block, #2 & #3.



Site photo 7, by Applicant, (rear, west-facing elevation), showing proposed location for window replacement with glass block, #4.

STAFF OBSERVATIONS AND RESEARCH

- The Palmer Park Apartment Buildings Historic District was established in 2012.
- Staff observed that while the locations of the proposed repair of the gable wall and locations of the glass block windows are not publicly visible, the location of the proposed removal of the wall fountain and courtyard walls are publicly visible.
- Staff has the opinion that the original courtyard, the wall fountain, clay tile coping, yellow brick walls with stone coping and floral stone detailing, and the ornate metal details are all considered distinctive, character-defining features that contribute and define the Mediterranean Revival style of this property, and therefore should be repaired, not removed or demolished.



Aerial 2, by Google 2022, showing locations of wall repair (1), wall fountain (2) and window replacements (3)

- Staff has the opinion that the original wood, double-hung windows particularly those that are closest to the rear entrance in the courtyard (windows 1-3), are distinctive, character-defining features of the building. The recessed location of window #4, may be considered a more appropriate location for the glass block installation, in staff's opinion.
- Staff observed that the applicant's rationale for removing the rear courtyard features were provided in a letter, dated June 15, 2022, where the applicant describes the features being in bad condition, the source of brick was not available, and the walls served as a source of complaint from residents as a safety concern.
- Staff requested the applicant to provide alternative sources of brick material for the repair of the rear elevation gable wall. To the date of this report, staff has not received an alternative source of material.
- Staff received confirmation that the proposed glass block windows will not have vents.

ISSUES

- Staff recommends that the replacement of the rear double hung windows (#1-3) with glass block and the removal/demolition of the courtyard walls, brick piers, wall fountain or any of the courtyard components alters the historic character of the property (Standards 2 and 3), removes distinctive features (Standard 5), and the windows should be repaired rather than replaced (Standard 6).
- The conditions of the courtyard and its distinctive, character-defining features have been left in disrepair, allowing further damaging conditions to continue.
- An alternative source of brick for the repair of the brick wall gable/parapet has not been provided.
- It is Staff's opinion that location of window #4 is not at a primary or even secondary location and would meet the conditions for an appropriate replacement with glass block windows.

RECOMMENDATION

Section 21-2-78, Determination of Historic District Commission

Recommendation #1: Removal of courtyard walls, fountain and features, replacement of wood windows #1-3

Staff finds that the removal of the courtyard walls and elements and the replacement of wood windows #1-3 as described in this proposal alters the historic character of this property and removes distinctive, character-defining features.

Staff therefore recommends that the Commission issue a Denial for the above work items, as they do not 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.

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

Recommendation #2: Repair of the rear gable wall and replacement of window #4

It is staff's opinion that the location of the #4 rear window does not detract from the historic character of the building, its site, and setting. Staff also offers the opinion that repair of both the rear gable/parapet and the rear courtyard walls and wall fount could be completed by providing information on the source of brick material for repairs. Staff therefore recommends that the Commission issue a Certificate of Appropriateness as the proposed work meets the Secretary of the Interior's Standards for Rehabilitation.

Staff recommends the COA be issued with following conditions:

- The clay brick be of a color, dimension and finish that approximates the existing brick of the gable wall and rear courtyard brick.
- Staff receive a final plan showing product and detail description of the above work.
- The applicant provides HDC staff a review of the above items before installation.



757
FLORENTINE

PROPERTY
MANAGEMENT
PARTNER





PROJECT
GREEN LIGHT
DETROIT
PARTNER





PROJECT
GREEN LIGHT
DETROIT
PARTNER



PROPERTY OF
UNIVERSITY OF
MICHIGAN
PARTNER





May 5, 2016

CERTIFICATE OF APPROPRIATENESS

Stroyko Construction
2817 E. Grand Boulevard
Detroit, MI 48211

RE: Application Number 16-4607; 757 Covington; Palmer Park Apartments Historic District

Dear Stroyko Construction:

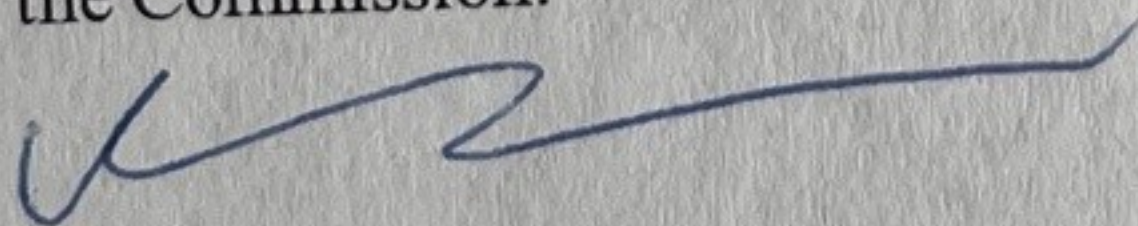
Pursuant to Section 5(10) of the Michigan Local Historic District Act, as amended, being MCL 399.205(10), MSA 5-3407(5)(10); Section 25-2-57(b) of the 1984 Detroit City Code; Detroit Historic District Commission Resolution 97-01 (adopted August 13, 1997); Detroit Historic District Commission Resolution 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 May 5, 2016.

Staff finds the work appropriate for the following reasons:

The replacement of the existing concrete front porch deck and brick wingwalls with a new 8'x10' concrete deck and sidewalls (existing bricks at sidewalls to be reclaimed and reused for the new wingwalls. Any new brick must match the existing). Note that the existing metal handrailing will be reclaimed and reused at the new porch. This work meets the Secretary of the Interior's Standards for Rehabilitation standard 6.) *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*

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 (313) 224-6543.

For the Commission:



Jennifer Ross
Staff
Detroit Historic District Commission

10/17/2018

CERTIFICATE OF APPROPRIATENESS

Carl Rakowski
3083 Norwood Drive
Adrian, MI 49221

**RE: Application Number 18-5935; 757 Covington; Palmer Park Apartment Building
Historic District**

Dear Mr. Rakowski:

Pursuant to Section 5(10) of the Michigan Local Historic District Act, as amended, being MCL 399.205(10), MSA 5-3407(5)(10); Section 25-2-57(b) of the 1984 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 October 17, 2018.

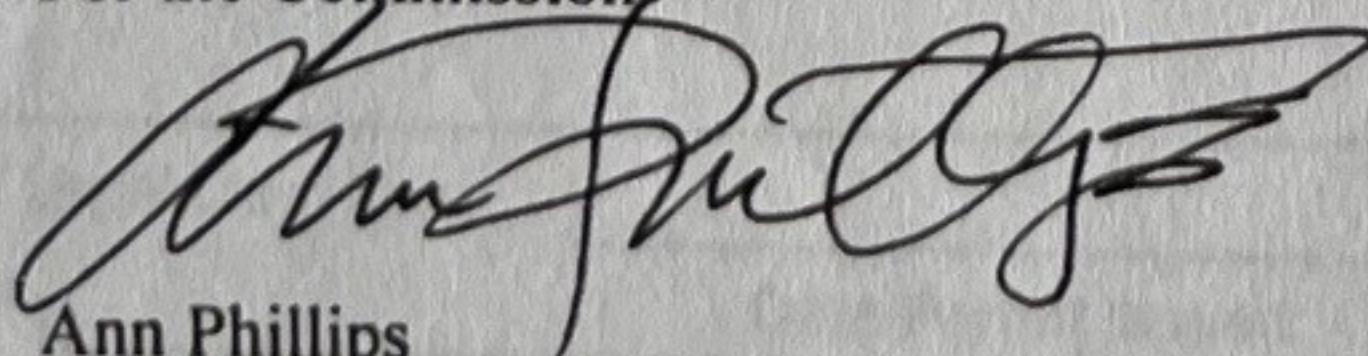
Staff finds the work appropriate for the following reasons:

The following work items meet the Secretary of the Interior's Standards for Rehabilitation standard 6. *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence:*

- Remove and replace existing EPDM roofing material with new EPDM roofing material at flat portions of roof only. No work is to occur at the penthouse or gable portion of the roof where existing clay tile roofing is present.

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 (313) 224-6543.

For the Commission:



Ann Phillips
Staff

Detroit Historic District Commission

DHDC 22-7896

APPROVAL DOCUMENT – POST AT WORK LOCATION

CITY OF DETROIT
HISTORIC DISTRICT COMMISSION

2 WOODWARD, SUITE 808
DETROIT, MICHIGAN 48226

6/17/2022

CERTIFICATE OF APPROPRIATENESS (ADMINISTRATIVE APPROVAL)

Kirk Ramsey
Urban Communities Great Lakes, LLC
17437 3rd st
Detroit, MI, 48203

**RE: Application Number 22-7896; 757 Covington; Palmer Park Apartment Buildings Historic District
Project Scope: Flat Roof Replacement**

Dear Applicant,

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 following work, effective on 6/17/22, as it meets the Secretary of the Interior’s Standards for Rehabilitation and the district’s Elements of Design:

Flat roof repair– per attached scope of work:

- Repair of EPDM roof
- Cover interior of parapet walls with .045 mil EPDM membrane
- Install new roof to manufacturer specifications, including fiberboard insulation, flashing as necessary (interior of parapet walls only), and 24 gauge metal coping.
- **Pitched roof surfaces / barrel (clay) tile roof surfaces to remain - not included in current scope of work**

Please retain this COA for your files and post it 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. If you have any questions regarding the foregoing, please contact staff at 313-224-1762 or hdc@detroitmi.gov.

For the Commission:



Brendan Cagney
Detroit Historic District Commission

RAMSEY

2ND EMAIL - ADDED DETAILS

HISTORIC DISTRICT COMMISSION PROJECT REVIEW REQUEST

PER REQUEST 7/5/22

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

DATE: 6/15/22

PROPERTY INFORMATION

ADDRESS: 757 COVINGTON AKA: _____

HISTORIC DISTRICT: _____

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

APPLICANT IDENTIFICATION

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

NAME: KIRK RAMSEY COMPANY NAME: UC 757 COVINGTON LP

ADDRESS: 17437 3RD ST CITY: DETROIT STATE: MI ZIP: 48203

PHONE: 313-296-9480 MOBILE: _____ EMAIL: KIRKRAMSEY@CURBAN.COM
UNITED WAY

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 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

P2 - BUILDING PERMIT APPLICATION

Date: 6/15/22

PROPERTY INFORMATION

Address: 757 COVINGTON 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)
DEMO LANDSCAPE FEATURE, RECLAIM BRICK
INSTALL BRICK @ 4TH STORY REAR GABLE
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 \$ 4,600.00 \$
By Contractor By Department

Structure Use
Residential-Number of Units: 24 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:



IDENTIFICATION (All Fields Required)

Property Owner/Homeowner

Property Owner/Homeowner is Permit Applicant

Name: UC 757 COVINGTON LP Company Name: KIRK RAMSEY

Address: 17437 3RD ST City: DETROIT State: MI Zip: 48203

Phone: 313-635-2063 Mobile: 313-296-9480

Driver's License #: _____ Email: KIRK.RAMSEY@URBANDCOMMUNITES

.COM

Contractor

Contractor is Permit Applicant

Representative Name: _____ Company Name: _____

Address: _____ City: _____ State: _____ Zip: _____

Phone: _____ Mobile: _____ Email: _____

City of Detroit License #: _____

TENANT OR BUSINESS OCCUPANT

Tenant is Permit Applicant

Name: _____ Phone: _____ Email: _____

ARCHITECT/ENGINEER/CONSULTANT

Architect/Engineer/Consultant is Permit Applicant

Name: _____ State Registration#: _____ Expiration Date: _____

Address: _____ City: _____ State: _____ Zip: _____

Phone: _____ Mobile: _____ Email: _____

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: KIRK RAMSEY Signature: [Signature] Date: 6/17/22
(Homeowner)

Subscribed and sworn to before me this _____ day of _____ 20____ A.D., _____ County, Michigan

Signature: _____ My Commission Expires: _____
(Notary Public)

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 renewed.

Print Name: KIRK RAMSEY Signature: [Signature] Date: 6/17/22
(Permit Applicant)

Driver's License #: _____ Expiration: _____

Subscribed and sworn to before me this _____ day of _____ 20____ A.D., _____ County, Michigan

Signature: _____ My Commission Expires: _____
(Notary Public)

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. Violators of Section 23a are subject to civil fines.

This application can also be completed online. Visit detroitmi.gov/bseed/elaps for more information.



**Appointment of Agent
Palmer Park Properties of
Urban Communities Great Lakes, LLC**

Urban Communities Great Lakes, LLC, a Delaware limited liability company ("UCGL"), is the General Partner of the entities listed below (each, a "Property Owner").

Each of the Property Owners listed below owns the property at the address set forth in the table below.

Kirk Ramsey is an employee of an affiliate of UCGL charged with managing ongoing renovation, construction, and maintenance projects on behalf of each Property Owner.

UCGL, in its capacity as General Partner of each of the Property Owners hereby appoints **Kirk Ramsey** as the agent of each Property Owner for purposes of design, renovation, construction, and maintenance.

Property Address	Property Owner
825 Whitmore	UC 825 Whitmore, LP
850 Whitmore	UC 850 Whitmore, LP
900 Whitmore	UC 900 Whitmore, LP
950 Whitmore	UC 950 Whitmore, LP
1000 Whitmore	UC 1000 Whitmore, LP
17725 Manderson	UC 17725 Manderson, LP
831 Covington	UC 831 Covington, LP
851 Covington	UC 851 Covington, LP
361 Covington	UC 361 Covington, LP
381 Covington	UC 381 Covington, LP
641 Covington	UC 641 Covington, LP
661 Covington	UC 641 Covington, LP
681 Covington	UC 641 Covington, LP
691 Covington	UC 641 Covington, LP
701 Covington	UC 641 Covington, LP
711 Covington	UC 641 Covington, LP
300 Whitmore	UC 300 Whitmore, LP
843 Whitmore	UC 843 Whitmore, LP
250 Merton	UC 250 Merton, LP
700 Whitmore	UC 700 Whitmore, LP
361 Merton	UC 361 Merton, LP
17111 2nd Ave	UC 17111 2nd Ave, LP
672 Merton	UC 672 Merton, LP
951 Whitmore	UC Palmer Park 951 Whitmore, LP
980 Whitmore	UC 980 Whitmore, LP
757 Covington	UC 757 Covington, LP
731 Covington	UC 731 Covington, LP
17655 Manderson	UC 17655 Manderson, LP

[Remainder of this page intentionally left blank. Signature Page Follows]



6/15/22

To: City Of Detroit Historic District Commission

Re: Brick/Demo/Window application for 757 Covington

We have inspected this rear yard landscape feature and the rear upper brick gable and found the Landscape feature to require removal for the following reasons.'

1. Broken and missing structural corners and posts.
2. Replacement Brick is no longer available
3. Crime issue's and complaints in the rear of this building is an ongoing problem. This feature provides cover to criminals and is a safety concern for our building residents

The upper gable is cracked and leaning potentially creating a falling brick safety issue during high winds and storms. Our plan is to save as many bricks for re-use as we can from both the landscape and gable removal to allow for the rebuilding of the gable with matching original bricks. In addition, there are 4 basement windows in the rear of the building that are original instead of the glass block ones on the balance of the rear of the building. We request to remove those and replace with glass block that matches the remaining basement windows on the rear of the building. These glass block units will be installed using metal anchors and matching mortar as close as possible to the existing mortar, and will follow all required installation guidelines.

Thank You for your consideration of our application


Kirk Ramsey

REVISED 6/17/22 PER EMAIL FROM HDC
KMR

From: [Kirk Ramsey](#)
To: [Dan Rieden](#)
Subject: [EXTERNAL] RE: 757 Covington - Historic District Commission - July 2022 Meeting
Date: Tuesday, July 5, 2022 8:57:25 AM
Attachments: [image001.png](#)

This Message Is From an External Sender

ATTENTION: This email was sent from an external source. Please be extra cautious when opening attachments or clicking links.

Good morning Dan. Answers below in caps.
Pictures emailed this morning as well
Thank You for all your help
Please let me know if you need anything else
Kirk

From: Dan Rieden <riedenda@detroitmi.gov>
Sent: Wednesday, June 29, 2022 4:35 PM
To: Kirk Ramsey <KirkRamsey@urbancommunities.com>
Subject: RE: 757 Covington - Historic District Commission - July 2022 Meeting

Dear Mr. Ramsey,

I would like to introduce myself, so you have my information available. I will be working with you to help bring your application to full completion before the HDC meeting. Please note that staff is working partially from home, so please reach me by this email.

Upon initial review of your application, I have the following questions. It would be very helpful to have the answer to these questions by end of day Friday, July 1st:

1. Please provide dimensions on the areas that will be impacted by the rebuilding of the wall and the parapet. You provide area dimensions on a photograph with a description of how this process will be repaired- are you removing and replacing the coping? Is the tile detail going to be preserved and replaced? Please describe.

THE AREA TO BE REPLACED IS FROM TOP OF WINDOW UP. IT IS 20' WIDE AND 10' TALL AT THE PEAK. WE ARE REMOVING BRICK USING A SCISSOR LIFT TO TAKE IT APART, BRING BRICKS TO THE GROUND, INSTALKL NEW STEEL LINTEL AND INSTALL CLEANED EXISTING BRICKS FROM THE GABLE AND THE LANDSCAPE AREA. THE BRICK ON THE LANDSCAPE FEATURE COME APART EASILY AND WILL BE CLEANED OF MORTAR AND REUSED. THE COPING AT THE TOP WILL BE REUSED OR IF BROKEN REPLACED WITH EXACTLY SAME SHAPE AND COLOR

2. Staff has shared concern that the landscape feature may not be reusable for the wall. Please provide another source of brick material for the brick wall repair if the existing brick cannot be reused. Please provide the product information, material (clay fire brick, for example), color and photo.

WE ARE HAVING NO TROUBLE TAKING APART LANDSCAPE WALL. IT LITERALLY FALLS APART

3. Please indicate if there are any vents included in the proposed glass block windows. Please specify dimension, material, locations of these vents if they are used.

THERE WILL BE NO VENTS IN THE 4 GLASS BLOCK WINDOWS AND THEY WILL BE INSTALLED ACCORDING TO THE INSTALLATION SHEET IN THE HDC APPLICATION

PICTURES EMAILED THIS MORNING

Please let me know if you have any questions regarding the above or if you need additional time for any of the items above.

Thank you!

Daniel Rieden PLA/ASLA (he/him)

Lead Landscape Architect | Historic Preservation Team

Planning & Development Department | City of Detroit

Coleman A. Young Municipal Center, 2 Woodward Avenue, Suite 808, Detroit, MI 48226

Phone: 313.224.1357

Email: riedenda@detroitmi.gov

Website: Detroitmi.gov/pdd

Michael E. Duggan, Mayor

In order to ensure your safety and ours during the COV-ID 19 pandemic, the Historic Preservation Team will be working remotely.

FRONT AND WEST SIDE



FRONT AND EAST SIDE



NORTH (FRONT VIEW)

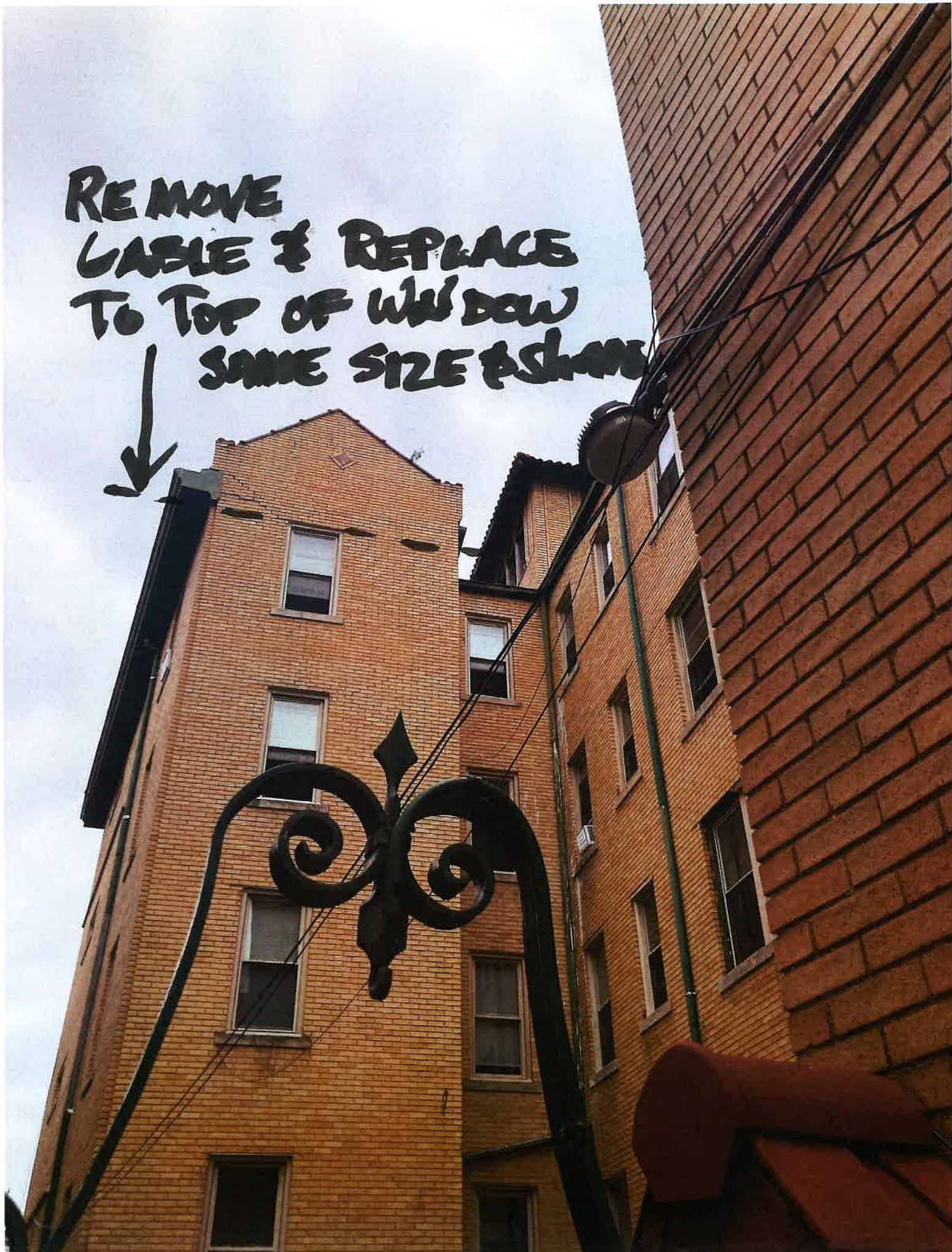


SOUTH SIDE REAR OF BUILDING

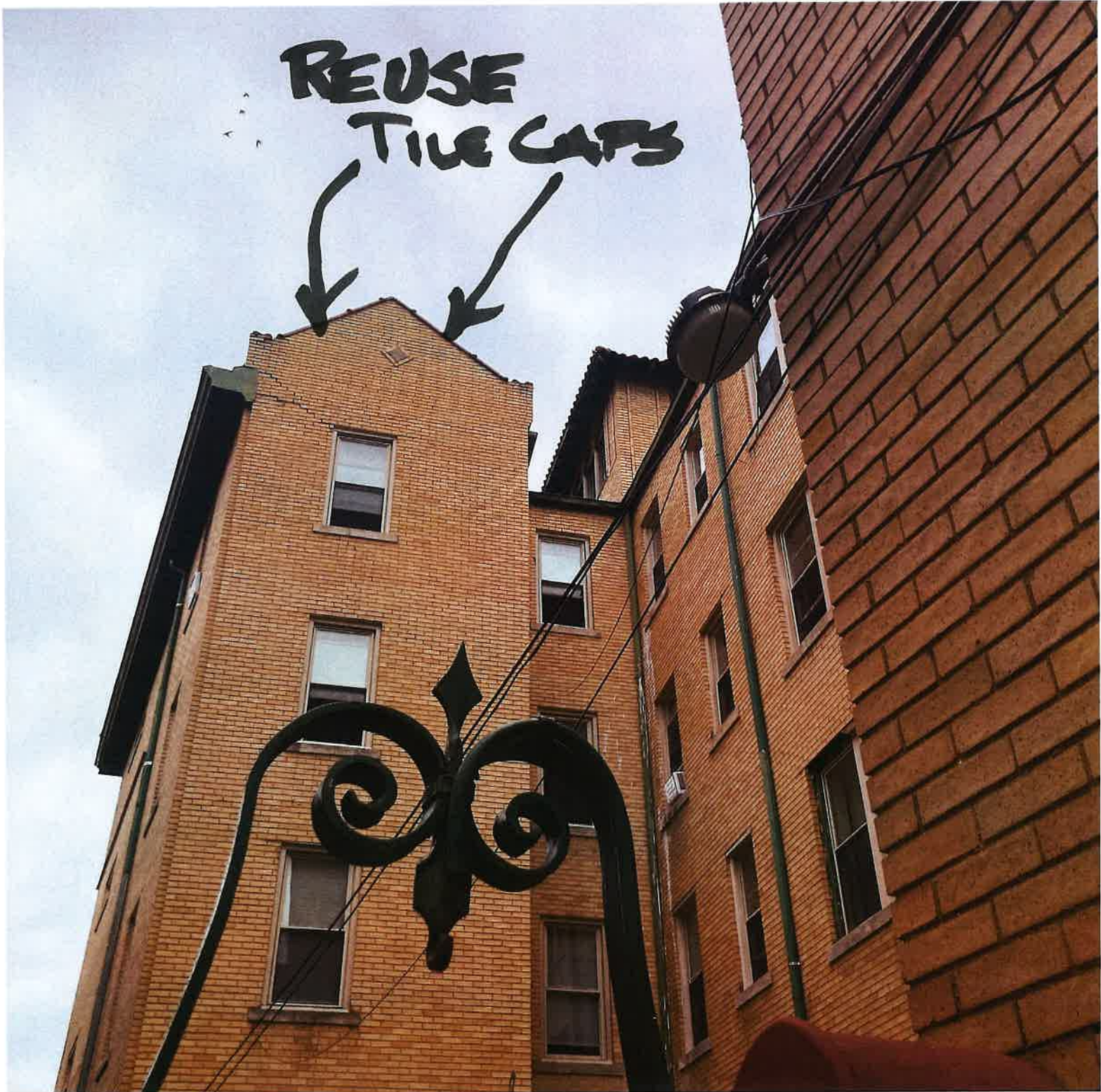
REMOVE AND REPLACE
USING BRICK FROM
LANDSCAPE FEATURE



**REMOVE
CABLE & REPLACE
TO TOP OF WINDOW
SAME SIZE & SHANE**



REUSE
TILE CAPS





BRICK
CONCRETE
PART
EASY TO
RE USE

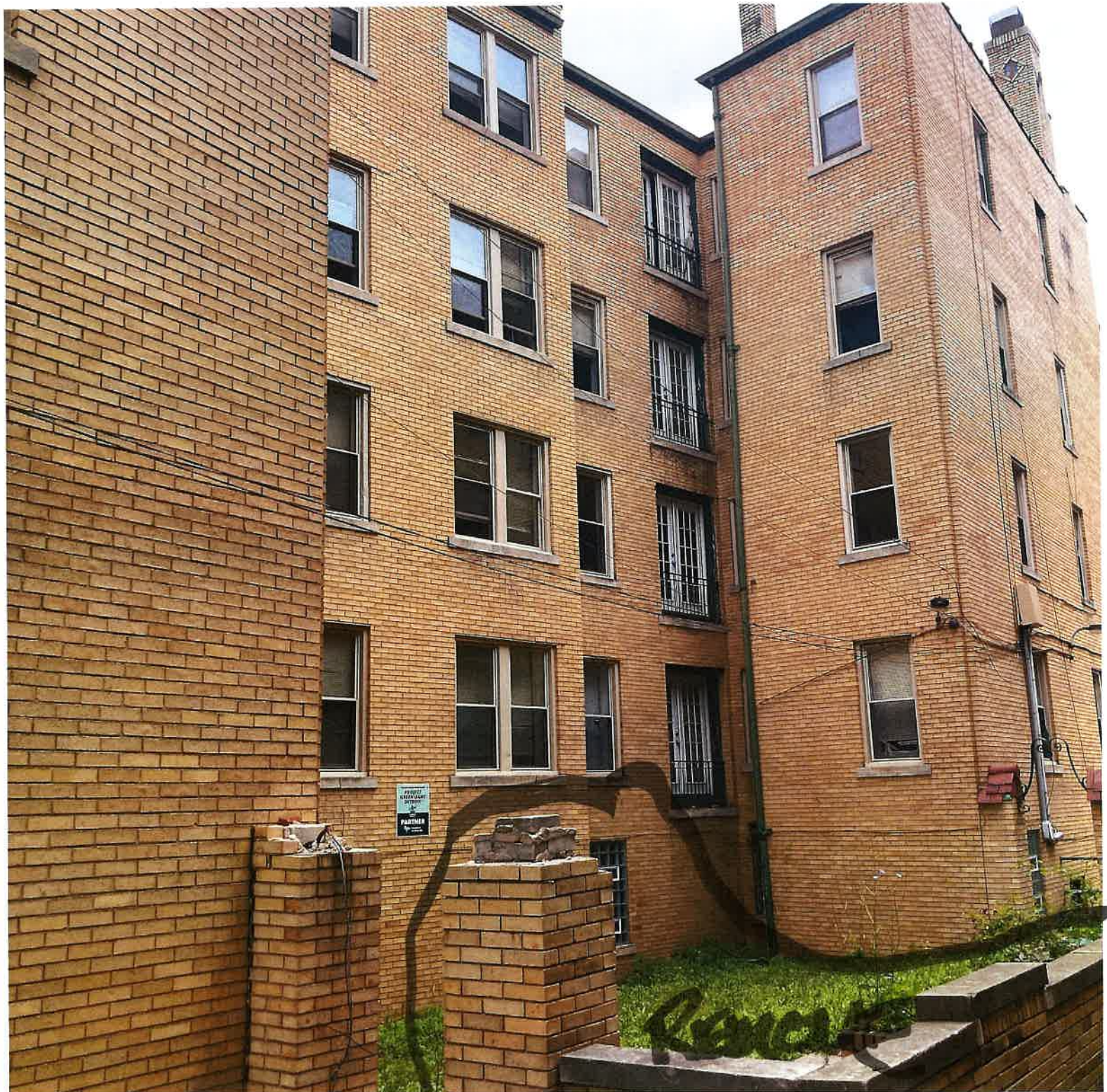


REMOVE



GLASS
BLOCK

RENT



PROPERTY OF
KIMBERLY
PARTNER



PARTNER
PARTNER

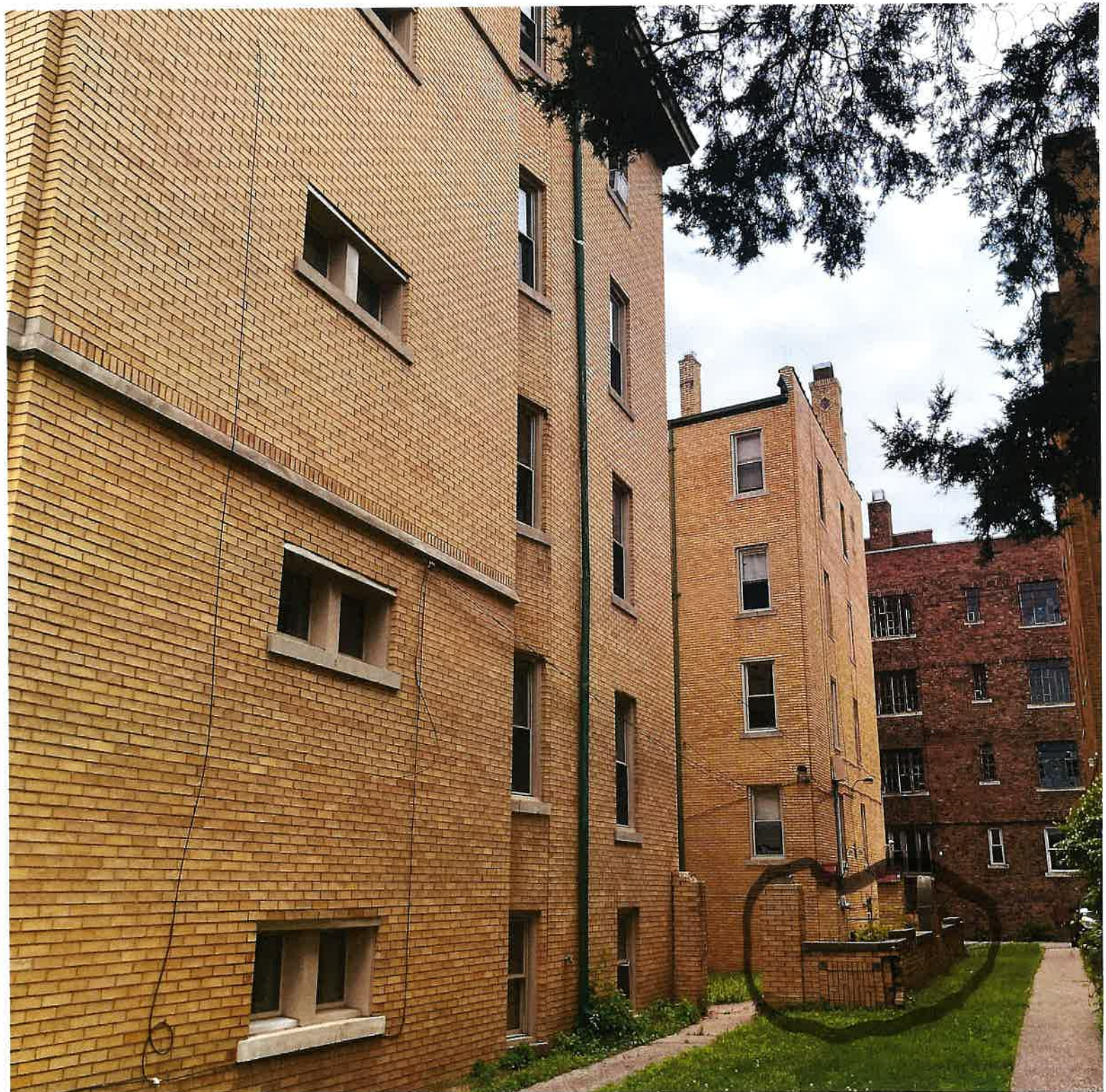


REMOVE
& RE-USE
BRICK

GLASS
BLOCK



REAR
SIDE



SOUTH
SIDE
REAR

REMOVE
& REUSE
BRICK









EAST SIDE



SEVES GLASS BLOCK

NORTH AMERICAN GLASS BLOCK DESIGN GUIDE

MORE PATTERNS. MORE COLORS.
MORE SHAPES & SIZES. MORE CHOICES.

CREATE MORE.

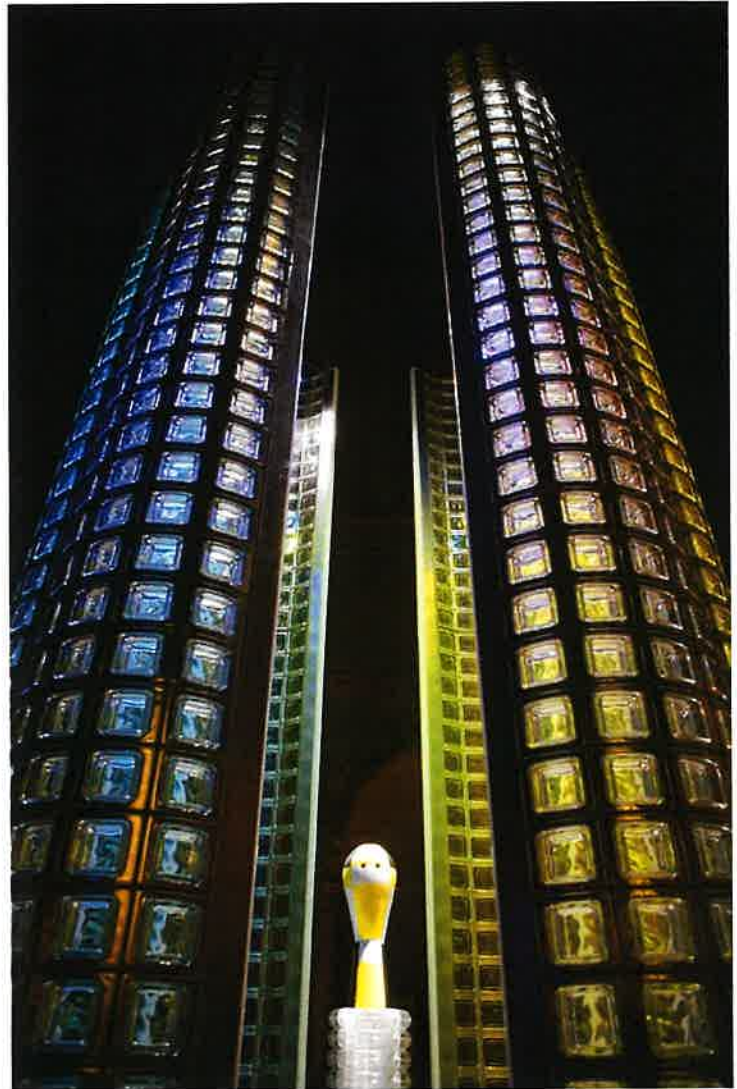
The Glass Block Specialists

Seves Glass Block is the world's leading manufacturer of glass block for architectural and interior design. Our 'Center of Excellence,' in the town of Duchcov in the Czech Republic, houses the three key components of our business; Design, Manufacturing, and Logistics. This centralized approach ensures timely design of new products and line extensions to the market; a consistent high quality product; and overall cost effectiveness. Our success is defined by one clear objective: Maximize the potential of glass block by transforming them from a marginal traditional construction component into an artistic expression of light and space. Leading architects and designers have discovered that glass block is an excellent tool to express their ideas - and turn to Seves Glass Block in order to transfer their ideas into reality.

Seves Glass Block has established a North American-based headquarters to better serve the architectural, design, and consumer markets. We have extended our product offerings to include Imperial sizes as well as North American based testing and certifications. Combine this with our already established lines of Design, Basic, and Technology block, and Seves Glass Block offers the most comprehensive collection of Glass Block in the industry!

Our LightWise® Architectural Systems consist of High Performance prefabricated windows and panels. Seves HURRICANE, TORNADO, BLAST, and SECURITY AND DETENTION glass block window systems are designed, engineered, and manufactured to comply with stringent project requirements. Our glass pavers and horizontal products, allow light to move through floors, ceilings, bridges and walkways to brighten any space. Our LightWise® SOLAR WALL TUBES are ideal for increased light transmission through multi-wythe masonry walls, maximizing daylighting opportunities.

Broaden and brighten your horizons with glass block - redesign your surroundings and reorganize spaces. Attractive harmonies of color and different shapes reinvent design geometries, offering new creative and perceptual appeal. Innovative, versatile, and captivating, Seves Glass Block redefines living spaces. This is the added value of a material that can be used to construct and decorate, becoming a furnishing. An architectural solution, in which a single material is hollow or solid and transparent, ensuring durability while transmitting lightness.



Making  Architecture Possible

Benefits of Glass Block

Discover the performance and design capabilities of glass block and why glass block is a smart choice for your architectural design or remodeling project. Whether you're an architect, interior designer, or a homeowner looking to increase the "WOW factor" in your next project, glass block products have a lot to offer. Seves Glass Block has transformed glass block from a simple building material into an architectural and artistic element. This has liberated their potential and provided architects, interior designers, and homeowners with a new material to use in the creation of high-level, distinctive designs.

Beauty and Versatility

Extremely versatile, glass block gives designers, architects, and consumers the ability to transform ordinary spaces into places of light, color, and texture. The combination of Seves patterns, sizes, 3D options, and colors provide unlimited design possibilities while providing the long-lasting durability and light transmission that glass block has always been known for.

Visibility/Light Transmission

Glass block provides exceptional visibility in compliance with ADA guidelines for enclosed areas and has a dynamic relationship with light, both natural and artificial. Through its wide range of patterns & colors, you can choose the appropriate levels of visibility & light transmission to meet your project requirements.

Privacy

Glass block can offer more options of privacy than standard glass. Various patterns and finishes allow you to choose a level of privacy for any project or application, including everything from a glass block shower to glass block windows, walls, and building facades.

Energy Efficiency

Seves 'Energy Saving' Glass Block, with a U-Value of .19, betters the standard in the glass block industry by more than 60%. With this addition to the Seves line, we can meet or exceed most energy requirements for window applications in North America. Horizontal mortar joints also create a 'louvering effect,' which can impact energy costs by reducing thermal heat gain.



Security

When architects, designers, and homeowners need to add security to their projects, Seves Glass Block has a wide range of solutions to choose from. Available in numerous sizes and patterns, you can choose the level of visibility and security required for your project. Our THICKSET® 60 & 90 product line, as well as our VISTABRIK® and Vetropieno™, are inherently stronger than conventional glass block due to the thickness of the glass. As a result they are more difficult to break, adding a layer of extra protection.

Sound Resistance

Glass block walls and windows are a preferred material to reduce sound transmission, with the added benefit of being a distinctive design element. Seves offers a range of products that offer varying levels of sound reduction capabilities. (Maximum STC Level of 53) Never worry about noise pollution again!

Fire Resistant

An important feature of glass block, critical to safe building design, is the product's inherent fire-resistant property. By varying the face thickness of the glass block and conforming to installation specifications, Seves is able to offer fire-rated products approved and rated according to Underwriters Laboratory and/or NFPA standards. Our glass block are available in 45, 60, and 90-minute fire ratings including our VISTABRIK® and Vetropieno™ solid glass brick. (Glass block fire ratings are tested as a window assembly.)

Graffiti & Vandal Resistant

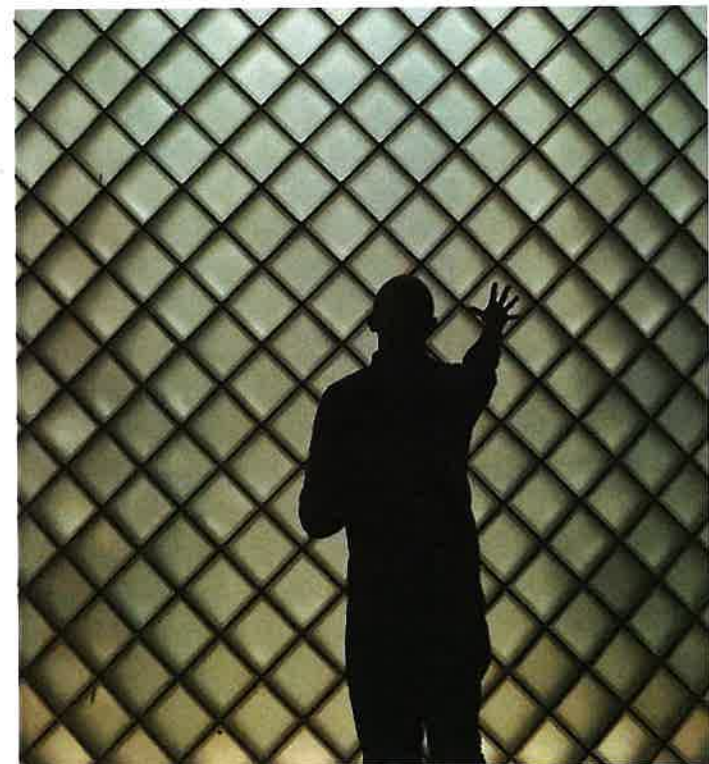
Never worry about graffiti on your building's exterior again. The surface of the glass block is resilient to abuse from paints, markers, and stickers, with an easier-to-clean quality. This makes it an intelligent choice for commercial buildings, schools, and other public structures.

Ease of Installation

Seves Glass Block provides easy installation options. You have 3 options: standard installation with mortar, mortarless installation systems, and the purchase of prefabricated panels or windows.

Sustainability

Seves Glass Block is an advocate of all programs that support and advance environmental and health performance in buildings. (USGBC, LEED, Green Building, etc.) Glass block, made largely from sand and limestone, is 100% recyclable, inert, low-maintenance, highly durable (lasting 50 years or more), and has low construction waste. We also contribute to sustainable design through our day-lighting capabilities and products like energy saving, solar reflective, and self cleaning.



3" Thinline® Series

With its 3" block thickness, the Thinline® Series was designed for use in residential and light commercial applications. This collection comes in a wide array of patterns, sizes, clear and bronze-colored glass, with varying levels of light transmission and privacy. Most block are rated with UL-9 or NFPA 257 standards for a minimum of 45-minute fire rating.

Options may include



Energy Saving



Solar Reflective



Self Cleaning



Frosted Block

Nubio

8" x 8" x 3" | 6" x 8" x 3" | 6" x 6" x 3" | 4" x 8" x 3"

Intersecting random wave patterns, provide an attractive appearance, proving maximum light transmission and subtle visual distortion.



Nubio Bronze

8" x 8" x 3" | 6" x 8" x 3" | 6" x 6" x 3"

The Classic Nubio pattern, made with bronze colored glass.



Diamond (DM)

8" x 8" x 3" | 6" x 8" x 3" | 6" x 6" x 3" | 4" x 8" x 3"

This repeating diamond pattern features a raised half sphere in each diamond for a stylish look, allowing for maximum light transmission and a medium degree of privacy.



Aktis

8" x 8" x 3" | 6" x 8" x 3" | 6" x 6" x 3" | 4" x 8" x 3"

Diamond cut pattern creates a unique pattern of light with maximum light transmission and moderate visibility.



Ice

8" x 8" x 3" | 6" x 8" x 3" | 6" x 6" x 3" | 4" x 8" x 3"

Random textures built over the Nubio pattern. Maximum privacy with medium light transmission without a fixed geometric design.



Clarity

8" x 8" x 3" | 6" x 8" x 3" | 6" x 6" x 3" | 4" x 8" x 3"

Faces are smooth and undistorted to transmit the most light and ultimate visibility.



Alpha

8" x 8" x 3"

Circular geometric pattern with maximum light transmission and visual clarity.





3" Thinline® Series Physical & Design Data

Glass Block	Actual Block Size ¹	Weight of glass block (lb)	Approximate Installed Weight (lb/ft ²)	Number pieces/sq. ft.	Heat Transmission ² U-Value (BTU/hr ft ² °F)	Thermal Resistance ² R-value (hr ft ² °F/BTU)	Visible Light Transmission ³ (%)	Shading Coefficient ⁴	Sound transmission S.T.C. (dB)	Solar Heat Gain Coefficient ⁵ (%)	Fire rating
8x8x3 Alpha	7¾" x 7¾" x 3½"	5.3	15.9	2.25	0.53	1.89	75	.65	41	.66-.68 ⁵	45
8x8x3 Aktis	7¾" x 7¾" x 3½"	5.3	15.9	2.25	0.53	1.89	75	.65	41	.66-.68 ⁵	45
6x8x3 Aktis	5¾" x 7¾" x 3½"	4.4	16.4	3	0.53	1.89	75	.65	41	.66-.68 ⁵	45
6x6x3 Aktis	5¾" x 7¾" x 3½"	3.1	17.2	4	0.53	1.89	75	.65	41	.66-.68 ⁵	45
4x8x3 Aktis	3¾" x 7¾" x 3½"	3.1	18.6	4.5	0.53	1.89	75	.65	41	.66-.68 ⁵	45
8x8x3 Clarity	7¾" x 7¾" x 3½"	5.3	15.9	2.25	0.53	1.89	84	.65	41	.66-.68 ⁵	45
6x8x3 Clarity	5¾" x 7¾" x 3½"	4.4	16.4	3	0.53	1.89	84	.65	41	.66-.68 ⁵	45
6x6x3 Clarity	5¾" x 7¾" x 3½"	3.1	17.2	4	0.53	1.89	84	.65	41	.66-.68 ⁵	45
4x8x3 Clarity	3¾" x 7¾" x 3½"	3.1	18.6	4.5	0.53	1.89	75	.65	41	.66-.68 ⁵	45
8x8x3 DM (Diamond)	7¾" x 7¾" x 3½"	5.3	15.9	2.25	0.53	1.89	75	.65	41	.66-.68 ⁵	45
6x8x3 DM (Diamond)	5¾" x 7¾" x 3½"	4.4	16.4	3	0.53	1.89	75	.65	41	.66-.68 ⁵	45
6x6x3 DM (Diamond)	5¾" x 5¾" x 3½"	3.1	17.2	4	0.53	1.89	75	.65	41	.66-.68 ⁵	45
4x8x3 DM (Diamond)	3¾" x 7¾" x 3½"	3.1	18.6	4.5	0.53	1.89	75	.65	41	.66-.68 ⁵	45
8x8x3 ICE	7¾" x 7¾" x 3½"	5.3	15.9	2.25	0.53	1.89	75	.65	41	.66-.68 ⁵	45
6x8x3 ICE	5¾" x 7¾" x 3½"	4.4	16.4	3	0.53	1.89	75	.65	41	.66-.68 ⁵	45
6x6x3 ICE	5¾" x 5¾" x 3½"	3.1	17.2	4	0.53	1.89	75	.65	41	.66-.68 ⁵	45
4x8x3 ICE	3¾" x 7¾" x 3½"	3.1	18.6	4.5	0.53	1.89	75	.65	41	.66-.68 ⁵	45
8x8x3 Nubio	7¾" x 7¾" x 3½"	5.3	15.9	2.25	0.53	1.89	75	.65	41	.66-.68 ⁵	45
6x8x3 Nubio	5¾" x 7¾" x 3½"	4.4	16.4	3	0.53	1.89	75	.65	41	.66-.68 ⁵	45
6x6x3 Nubio	5¾" x 5¾" x 3½"	3.1	17.2	4	0.53	1.89	83	.65	41	.66-.68 ⁵	45
4x8x3 Nubio	3¾" x 7¾" x 3½"	3.1	18.6	4.5	0.53	1.89	75	.65	41	.66-.68 ⁵	45
8x8x3 Bronze	7¾" x 7¾" x 3½"	5.3	15.9	2.25	0.53	1.89	52	.52	41	N/A	45
6x8x3 Bronze	5¾" x 7¾" x 3½"	4.4	16.4	3	0.53	1.89	52	.52	41	N/A	45
6x6x3 Bronze	5¾" x 5¾" x 3½"	3.1	17.2	4	0.53	1.89	52	.52	41	N/A	45

Siva-Block are manufactured to a 1/32" (1mm) tolerance.

Heat Transmission/Thermal Resistance- Winter night values To calculate instantaneous heat gain through glass panels, see ASHRAE HANDBOOK OF FUNDAMENTALS

¹ Light Transmission-Values +/-5%

² Light Transmission/Shading Coefficient-Estimated figures based on accumulated data

³ Shading Coefficient-Based on 8'-sq. unit, ratio of heat gain through glass block panels vs that through a single light of double-strength sheet glass under specific conditions