STAFF REPORT: 10/12/2022 REGULAR MEETING PREPARED BY: D. RIEDEN

APPLICATION NUMBER: #22-8059

ADDRESS: 506 PARKVIEW

HISTORIC DISTRICT: BERRY SUBDIVISION

APPLICANT/ PROPERTY OWNER: EDWARD KELSEY, JOSE GARCIA **DATE OF PROVISIONALLY COMPLETE APPLICATION:** 9/19/2022

DATES OF STAFF SITE VISIT: 9/23/22

SCOPE: ERECT WROUGHT IRON FENCE

EXISTING CONDITIONS

Built in 1900, the property at 506 Parkview is a 2 ½ story, Colonial Revival residence facing southwest. Designed by architect Louis Kamper, this house was the home of Marvin L. Stanton, son of Marvin M. Stanton, a Detroit clothing manufacturer. The hipped asphalt-shingled roof features pedimented dormers facing the front and sides of the house. The slight eave overhang is boxed with modillions over two-story pilasters at each corner of the house. The white clapboard house is punctuated with symmetrically placed pairs of double hung windows. The grand feature of the front entrance is the classical portico with two-story columns that encircle the 2nd floor arching bay over the arching front door. The front porch is elevated with a cascade of semi-circular steps that descend from the front to the modest concrete walkway and green lawn below. The lawn is lightly elevated by a grade beam raised about a foot before the adjacent public walkway. A large empty lawn flanks the house on the southeast, while a driveway and parking area

flanks the house to the northwest side of the property.



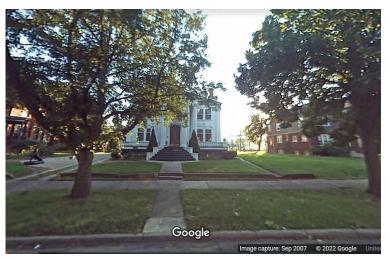
Site Photo 1, by Staff Sept.23, 2022: (Southwest) front elevation



Site Photo2, by Staff Sept.23, 2022: (West) front and side elevations facing south showing location of driveway gate and fence between sidewalk and grade beam (retaining wall).

This property has the following HDC approvals on Detroit Property Information System (DPI).

- October, 1999 COA: Replace asphalt roof with new asphalt roof, replacement of gutters.
- June, 2001 COA: Reconstruction of front porch to match existing porch.
- September, 2019 COA: Install reproduction doors based on historic photos, repair damaged front railing and wood flooring as needed, paint exterior to match existing (white), replace existing asphalt roof with asphalt roof, and repair damaged gutters as needed.



Site Photo 3, Google Streetview Sept. 2007: (Southwest) front elevation showing front and side yards.



Aerial of Parcel #19006132

PROPOSAL

The proposed work consists of fabrication and installation of a wrought iron fence with gates at the driveway, front walkway and south side of the house. The proposed 6' high fence is to be located at the front property line between the grade beam and public sidewalk (a half-foot from the sidewalk) and run along the property line to the side and rear of the property as shown in the attached plan. The driveway gate will be a motorized sliding driveway gate at the same height as the fence. All fencing is proposed to be painted black. A new mailbox shall be installed at the front pedestrian gate with address numbers on both the mailbox and pedestrian gate. The design of the gate is custom designed and fabricated, based on the fence design of nearby Mt. Elliott Cemetery.

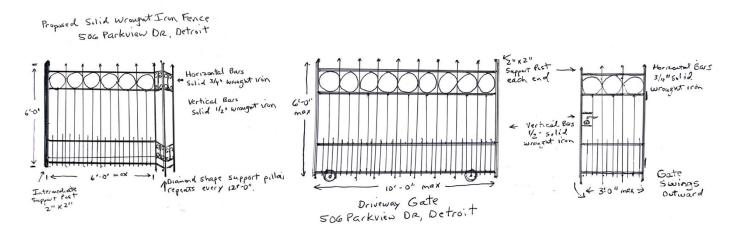


Fig 1-3, by Applicant: Proposed design of 6' wrought iron fence, driveway gate and pedestrian gates.



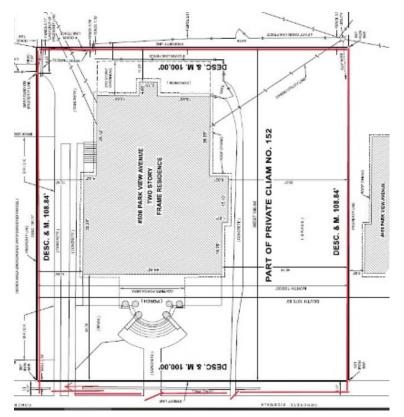
Site Photo 4, by staff Sept.23, 2022: (Northwest) Parkview Street with the house barely visible on middle right showing street's front of property fence lines on the channel side of the street (northwest, right) and no fences on the opposite side of the street (southwest, left).



Site Photo 5, by staff Sept.23, 2022: (North) Parkview Street public sidewalk on the channel side of the street showing locations of fence lines with heights no more than four or five feet along the sidewalk.

STAFF OBSERVATIONS AND RESEARCH

- The Berry Subdivision Historic District was established in 1978.
- Upon receipt of the application, staff requested a sketch of the design of the fence (see figures 1-3 above) and received confirmation that the fence is customdesigned, wrought iron material.
- Staff observed that the proposed fence line exceeds the property line at the front of the house, while it meets the property line on the sides and rear of the house. (See Site Plan 1) Staff received confirmation on the front line of the fence and gates as shown in this plan from the applicant, placing the fence between the grade beams and 6" from the public sidewalk.
- Staff observed a brick paved parking area on the west edge of the property that crosses into the neighboring property. The applicant explained that both this house and the neighboring house were once under the same ownership when the paved area was installed over 30 years ago. The applicant intends to run the fence over the paved area.
- Staff requested the applicant to state why they
 were proposing to place the front edge of the
 fence beyond the front face of the building.
 The applicant stated that they observed other
 properties have done the same and because the



Site Plan 1, by Applicant: Proposed location of fence line (in red), showing the front fence and gate locations go outside of the property line (black bold line).

properties have done the same and because they have had unwanted visitors on their property and steps in the recent past.

- Staff observed that fences along the northeast side of Parkview were prevalent and closely approached the public sidewalk from 460 Parkview to 280 Parkview, while on the southwest side of the street there were virtually no fences on the front yards at all.
- Staff observed that the average height of these front yard fences were 4- or 5-feet maximum height at the sidewalk and did not reach the height of 6 feet of this proposed fence. Staff also observed that Google Street view of 530 Parkview, architect Louis Kemper's "the Castle", once had a 5 foot fence between a similarly located gradebeam and sidewalk while the property was listed for sale in 2009.
- The Elements of Design for Berry Subdivision cites guidelines for placement fences and their quality, "Landscaped side lots should be fenced or hedged at the setback line, so as to contribute to the wall of continuity formed by the houses. Fences of those



Site Photo 6, Google Streetview July, 2009: (Southwest) front elevation of 530 Parkview showing matching grade beam and location of five foot fence during property listing for sale.

types prevalent prior to 1942 should be encouraged." (Sec. 21-2-110,c-13) It is staff's opinion that while the setback for the majority of properties in Berry Subdivision Historic District is the appropriate location for a fence line, the location along the northeast side of Parkview has shown precedent of creating a "wall of continuity" of fence lines along the front edge of the property lines and therefore has created a secondary location for a historically appropriate location for a fences only along this side of the street.

- However, it is also staff's opinion that the fence height along this location should also contribute to the "wall of continuity" and should be no higher than 5 feet above the sidewalk, whether it is placed before or after the grade beam.
- While the fence height is too high at the front yard and the location of the front yard is in conflict with the property line, it is staff's opinion that the fence design and materiality of the proposed fence and gates are appropriate and meet the Elements of Design for Berry Subdivision Historic District.

ISSUES

- The front yard location of the fence and gates extend past the property line.
- It is staff's opinion that the location of the front yard fence is appropriate because it extends the "wall of continuity" on this side of Parkview Street, however the *scale* of the fence height is too high and disrupts the "wall of continuity".
- It is staff's opinion that the fence location at the property line, which would be above the grade beam, and an adjusted maximum height of 5' from the sidewalk would be an appropriate location and scale for this fence.
- The proposed design and materiality of this fence, the mailbox and address numbers are appropriate in staff's opinion.

RECOMMENDATION

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

Recommendation: Erect Wrought iron Fence

It is staff's opinion that the erection of the wrought iron fence and installation of a mailbox with address numbers

does not detract from the historic character of the building, its site, and setting. 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 issued with following conditions:

- The fence line be located at or inside the property line.
- The fence and gates along Parkview measure no higher than 5 feet.
- Staff receive final plan and drawings that show the fence location and height before installation.





























Detailed scope of work (formatted as bulleted list)

Install new fence made of wrought iron and/or steel

- Fabricate new fencing and gates based on approved design, height and area; desired height is 6 feet
- Dig post holes and mount support posts in concrete every 6 to 8 feet, depending on design
- If approved, fence in the entire property starting six inches back from the sidewalk
- Install two gates of the same height and design as the fencing at the main front entry and at the side walkway on the south side of the house
- Install a motorized sliding driveway gate of the same height and design as the front fence
- All fencing to be painted black
- Motorized driveway gate to operate by wireless remote control
- Install wireless deadbolt lock in main entry pedestrian gate to be remote controlled by Wifi
- Provide fire department access if required
- Mount new permanent mailbox at front pedestrian entry gate
- Mount new highly visible address numbers on front pedestrian gate and mailbox

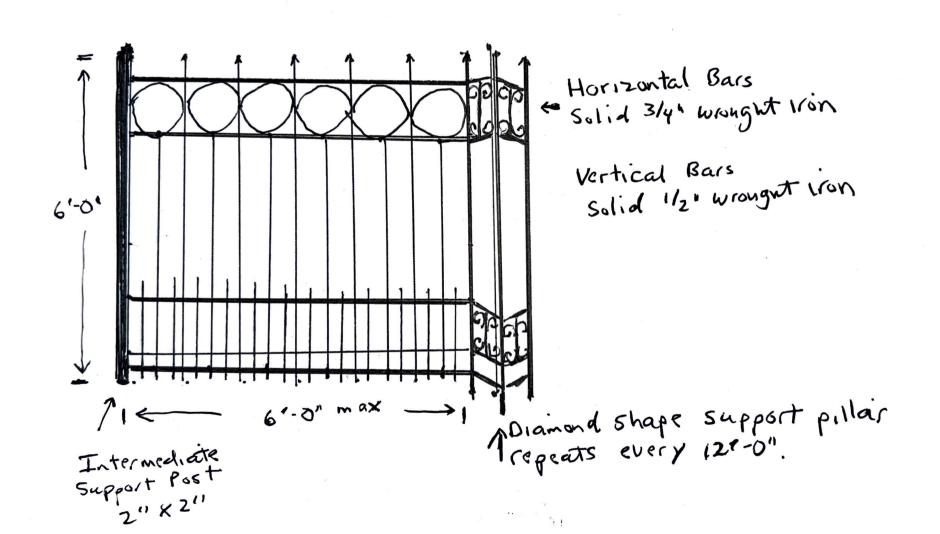
Description of existing conditions (including materials and design)

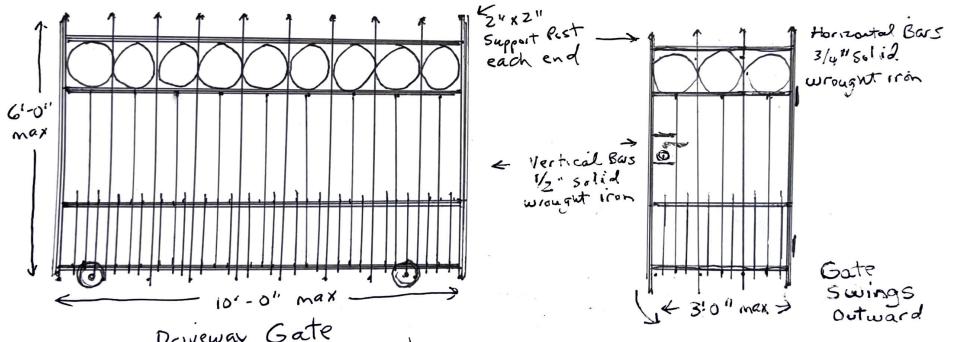
There is currently no fencing on the property except for a chain link fence at the rear that belongs to 532 Parkview Drive, which owns the canal frontage behind 506 Parkview Drive. The entire 506 property is accessible to any pedestrians passing by. The brick parking area on the north side was previously used by both 506 and 530 Parkview when they shared the same ownership. There are still vehicles that try to use the 506 driveway to park in the brick area on the 530 land although 530 Parkview actually has no driveway on the south side of their property. Finally, the owners of 506 Parkview have invested and continue to invest hundreds of thousands of dollars to revive and improve the 1902 landmark home including the upcoming installation of air conditioning condensers and a future emergency generator to be located on the south rear of the property. This machinery will be in danger from thieves and vandals if strong fencing is not installed.

For all of these reasons the owners of 506 Parkview are eager to install compatible fencing that will maintain the beauty of the property while greatly increasing long-term security. In keeping with the desire for strong security it is crucial that the fencing be as close to the sidewalk as physically feasible. This east side of the Parkview block between Jefferson and the Detroit River actually has over 50% of the properties already fenced up to the sidewalk. Even 530 Parkview next door was until recently fenced up to the sidewalk (see attached photos). In addition to many other improvements to the property, the owners have had new front entry doors custom fabricated to exactly match the look of the original doors including the etched glass panels. These original doors were stolen in the last ten years while the house was empty and virtually abandoned by the previous owners in Germany. If the new fencing is not extended to the sidewalk these new doors will face the same danger as the originals.

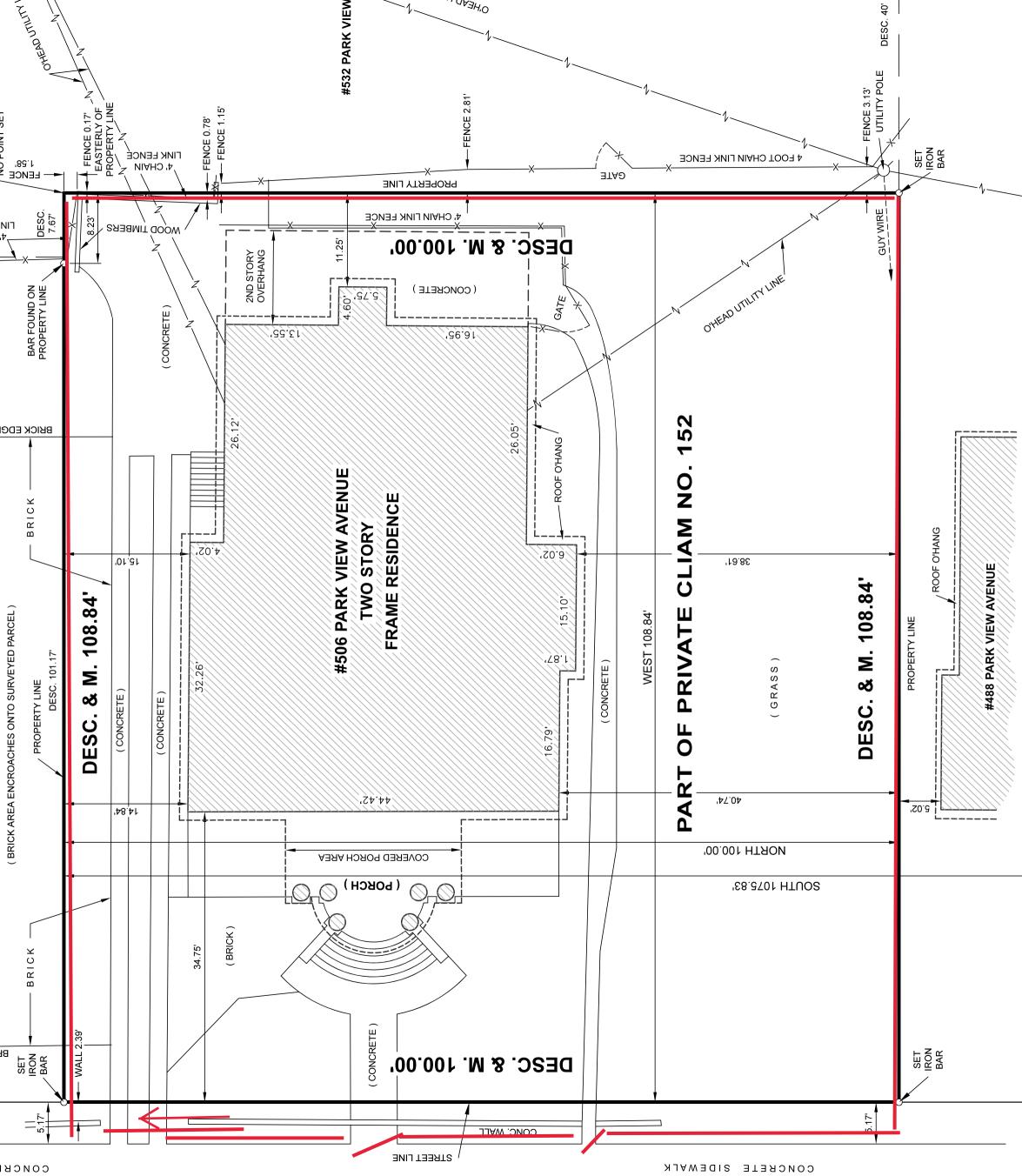
The owners of 506 Parkview are proposing a fence design based on the historic fencing at the nearby Mt. Elliott Cemetery (see attached photo).

Proposed Solid wrought Iron Fence 506 Parkview DR, Detroit





Driveway Gate 506 Parkview DR, Detroit



From: <u>Historic District Commission (Staff)</u>

To: "Edward Kelsey"; Historic District Commission (Staff)

Cc: Jose Garcia

Subject: RE: [EXTERNAL] Request for Approval of New Fencing - 506 Parkview Drive

Date: Thursday, September 8, 2022 9:48:00 AM

Good Morning Kelsey, Jose,

Thank you for this submission to the Historic District Commission. Staff will review the materials and notes in the email below, and get back to you shortly with any questions.

Regards,

Ben Buckley

From: Edward Kelsey <ed@hbs.la>

Sent: Wednesday, September 7, 2022 5:53 PM

To: Historic District Commission (Staff) <hdc@detroitmi.gov>

Cc: Jose Garcia <jose@hbs.la>

Subject: [EXTERNAL] Request for Approval of New Fencing - 506 Parkview Drive

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.

Hello-

As the owners of 506 Parkview Drive in the Joseph Berry Subdivision we are submitting an application for approval of new fencing around the property. There is no existing fencing and the property is wide open to anyone to walk in at any time of the day or night. As we continue to invest hundreds of thousands of dollars in the renovation and restoration of this landmark house we have a strong need for more security.

We have selected a style of steel/wrought iron fencing that should be very compatible with the historic guidelines. The main thing we are concerned about is that we really want the 5-6 ft high fencing to continue to the front of the property near the sidewalk. That is already the case with more than 50% of the properties along this block, including a new 8 foot high steel fence just installed along the sidewalk at the end of the block by the Great Lakes Water Authority outside their historic structure.

Please review the attached application and let us know the next steps.

Regards

Edward Kelsey and Jose Garcia

From: Edward Kelsey
To: Dan Rieden
Cc: Jose Garcia

Subject: Re: [EXTERNAL] 506 Parkview Fence
Date: Tuesday, September 27, 2022 2:38:42 PM

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Hi Daniel-

Thanks for the update. Below are answers to your questions.

Edward Kelsey Historic Building Services Inc 1802 Elaine St Pomona CA 91767 213-596-3232 213-216-1004 cell

On Sep 27, 2022, at 10:24 AM, Dan Rieden <ri>dedenda@detroitmi.gov> wrote:

Dear Mr. Kelsey,

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.

Please note that you do not have to attend the HDC Regular meeting in person. Zoom links will be provided in the agenda and on the website for the meeting as shown in Ben's initial introduction email below.

Upon initial review of your application, I have the following questions. It would be very helpful to have the answers to these questions by end of Thursday, Sept 29th:

1. There is a parking lot to the north side of the house, which appears to be in the middle of the plan for the proposed fence. How will the fence run through this parking lot? Is this parking lot to remain as is? What would the conditions of this fence and parking lot look like?

That paved brick area was put in about 30 years ago when both houses were under the same ownership as bed and breakfast. Our property owns about 5 feet of that brick area and we would run the fence along the property line over the brick. The house next door has its own paved parking on the north side. They usually let the lawn grow and cover the bricks anyway. They have no access to park in that area unless they were to use our driveway.

1.

2. There is a grade beam (slight retaining wall) along the front face of the front yard along the property. Will this remain as is? If the proposed fence is 6 feet high, then the fence on top of this raised area could be as high as 7 feet at this location by the sidewalk. Do you propose to maintain the maximum height at 6 feet by the sidewalk, despite the changes of the grade? (So the maximum height would be 6' from the height of the sidewalk.)

We would like to put the fence in front of the grade beam at the lower level between the beam and the sidewalk. That would actually make the 6 ft fence lower in comparison to the lawn behind. That will also allow a sliding driveway gate and motor at ground level. We would allow the fence to slope up along the property on each side.

2.

3. Generally, the HDC prefers that front yard fences do not extend beyond the front face of the house. Can you provide a reason as to why the fence needs to be extended the front yard to the property line?

Two reasons. -security and because the rest of the properties to the south already have fences at this line. We are investing hundreds of thousands of dollars to bring back this historic home that was abandoned for ten years. During that time the original front doors were stolen as well as most of the plumbing and electrical. We have had the front doors recreated exactly like the original 10 foot high pair. The house tends to attract tourists and people wanting to explore. We would rather they take pictures from the sidewalk. We have also had un permitted filming set up on the lawn area in the recent past.

Our submission documents already include photos of other properties on this same block with fences up to the sidewalk.

Regarding your other question about cut sheets on the fence - we are having the fence custom made by wrought iron artisans using solid wrought iron bars and decoration exactly to our specification. This is not an off the shelf product. See the attached inspiration photos to see what we are specifying to the fabricators. This is the Mt Elliott cemetery fence.





3.

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.

From: Edward Kelsey <ed@hbs.la>

Sent: Thursday, September 22, 2022 9:19 PM

To: Benjamin Buckley <benjamin.buckley@detroitmi.gov>

Cc: Jose Garcia <jose@hbs.la>; Historic District Commission (Staff) <hdc@detroitmi.gov>;

Dan Rieden <riedenda@detroitmi.gov>

Subject: Re: [EXTERNAL] 506 Parkview Fence

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Are we expected to attend the meeting in person? Will we be needed to testify or answer questions? If so can we do it by Zoom?

Thanks

Edward Kelsey

On Sep 22, 2022, at 1:12 PM, Benjamin Buckley benjamin.buckley@detroitmi.gov> wrote:

Good Afternoon Mr. Kelsey,

Thank you for this additional information. As Commission staff does not have the authority to approve this project, it will be heard by the Commissioners at the next monthly Commission meeting on **10/12/2022** at **5:30 p.m**.

The Detroit Historic District Commissioners will be meeting in person at the Coleman A. Young Municipal Center (2 Woodward) on Wednesday, October 12, 2022, at 5:30 p.m. for the Regular Meeting. Please note: This meeting will be held electronically and is open to the public. Because of COVID-19 restrictions, virtual public attendance is strongly encouraged as, pursuant to public health guidelines, the meeting room will be subject to space limitations and there are limited additional opportunities for public viewing within the building. For the safety of attendees and participants, it is recommended that the public participate electronically via one of the following two means:

- Zoom Meeting
 Link: https://cityofdetroit.zoom.us/j/532007617
- By Phone: 312-626-6799 (Meeting ID # 532007617)

Going forward with your application, Dan Rieden will be your primary HDC contact. Please email him should you have any immediate questions or concerns. Any information about your project proposal conveyed to Ben Buckley/staff through conversations in the office, on

DETROIT HISTORIC DISTRICT COMMISSION PROJECT REVIEW REQUEST

Additional Information for 506 Parkview Drive, Detroit 48214. Application to amend existing building permit BLD2019-04189 to include new fencing around three sides of the property.

Detailed photographs of location of proposed work (photographs to show existing condition(s), design, color, & material)



House next door at 530 Parkview with 5 ft fence at edge of sidewalk circa 2010



Historic view of 506 Parkview with fence at north side.



Another view of 2010 fence at 530 Parkview



Newly installed 8 foot tall steel fence next to sidewalk at south end of the same block – Great Lakes Water Authority property.



5 foot tall fence next to sidewalk at 340 Parkview Drive



5 foot tall chain link fence installed 2 years ago at 470 Parkview



View of the north side



View of west side at street



View of south side



View of rear of property adjoining Stanton canal



View to the south on Parkview

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



Mt. Elliott Cemetery Fence new fence at 506 Parkview to be similar design and materials custom-fabricated



Mt. Elliott Fence second view with four sided support post

Description of project (if replacing any existing material(s), include an explanation as to why

Photos showing location of proposed fencing and proposed fencing design



West side view showing proposed location of fence and gates



North Side showing proposed motorized sliding driveway gate



South side showing proposed fence and side path gate



Rear of property