

STAFF REPORT 08-13-2025 REGULAR MEETING

PREPARED BY: G. LANDSBERG

APPLICATION NUMBER: HDC2025-00453

ADDRESS: 1516-1524 VINEWOOD

HISTORIC DISTRICT: HUBBARD FARMS

APPLICANT: DEVON CALDWELL/BLUE INK VINEWOOD LLC

PROPERTY OWNER: BLUE INK VINEWOOD LLC

DATE OF PROVISIONALLY COMPLETE APPLICATION: 07-09-2025

DATE OF STAFF SITE VISIT: 07-24-2025

SCOPE: CONSTRUCT ACCESSORY PARKING LOT SERVING HISTORIC BUILDING



View of 1516-1524 Vinewood. Staff photo, July 24, 2025.

EXISTING CONDITIONS

The subject property, consisting of two parcels on the east side of Vinewood bound at the south by Shady Lane, features a five-story (i.e., four-story and basement) red brick apartment building (“Broderick Manor”) with limestone accents, subject of a recently completed historic rehabilitation. 1524 Vinewood, the smaller of the two parcels, lies to the north of the building parcel, and currently features an unpaved/gravel surface. A construction fence currently encloses the front, along with a recent permanent installation of mailboxes.



View to the northeast of historic apartment building from Vinewood and Shady Lane. Staff photo, July 24, 2025.



View to the north along Vinewood Staff photo, July 24, 2025.



Subject parcels outlined in red. Detroit Parcel Viewer.



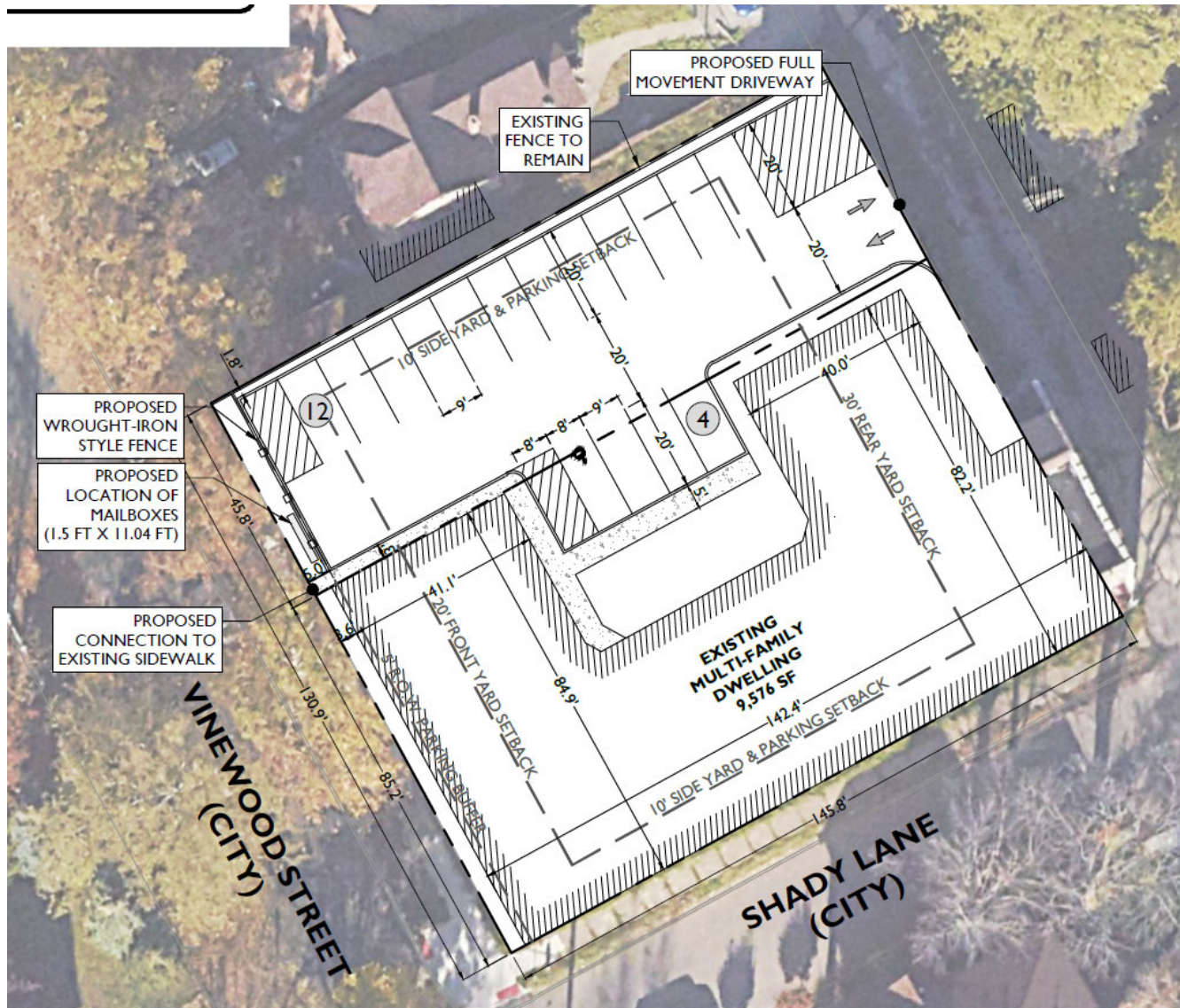
1516-1524 Vinewood, circa 1950 Sanborn map. The frame dwelling and block garage at 1524 Vinewood were demolished prior to district designation, and have served as a parking lot since 1977.

PROPOSAL

The applicant proposes to construct a surface parking lot on 1524 Vinewood to serve the recently rehabilitated historic building at the adjacent 1516 Vinewood. The application includes the installation of wrought-iron style fencing at Vinewood.

The application scope of work includes the planting of hydrangeas along Vinewood, but they are not depicted in the submitted site plan.

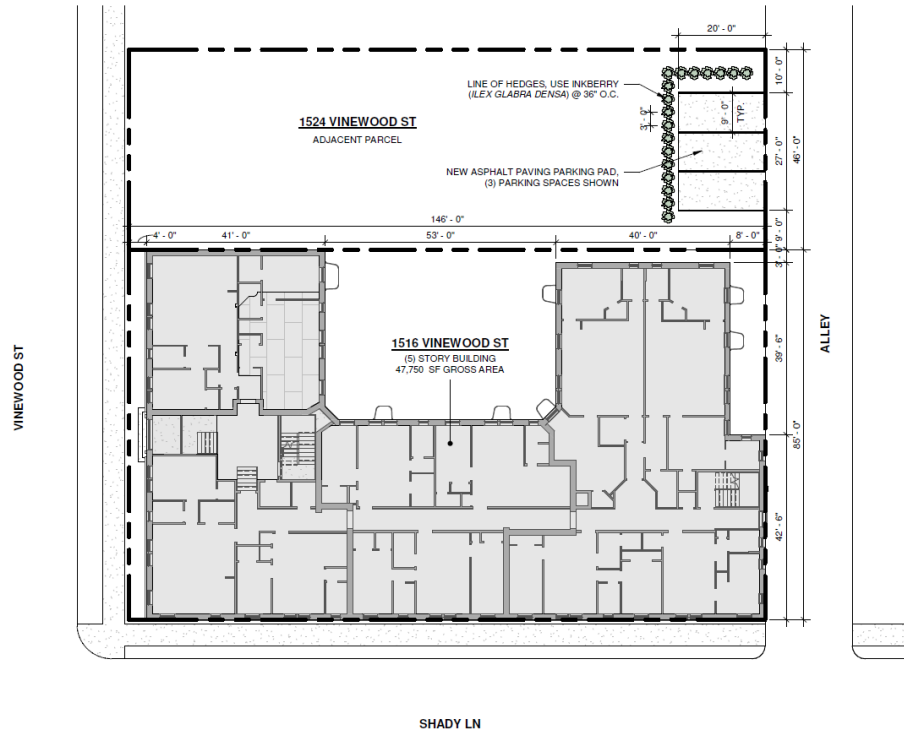
The rehabilitation of 1524 Vinewood was approved via an administrative COA issued by staff in December 2022.



From applicant's submission: Site plan. Note that the mailboxes were approved by staff earlier this year.

STAFF OBSERVATIONS

- The property at 1524 Vinewood, via a COA issued in December 2022, was approved for a small parking area (3-5 spaces) at the alley, set off by a row of inkberry shrubs, per the site plan below. It is unclear from the documents as to what treatment (lawn, etc.) was intended for the rest of this parcel. An installation of mailboxes was approved by staff along Vinewood earlier this year.



Site plan approved in December 2022

- In the current submission, the applicant wishes to incorporate parking across the entirety of 1524 Vinewood, with an additional few spaces tucked into the north-facing courtyard of the historic apartment building at 1516 Vinewood. Staff considered approving the submission, but decided that the revised parking was not a “minor change” to the previous approval, and therefore exceeded our authority.
- HDC staff has confirmed with BSEED that a parking use has been legally established for 1524 Vinewood since November 1977. Though originally intended as temporary/expiring in 1980, the Law Department has directed BSEED that any temporary use approved by BZA shall be considered permanent (email from Jayda Philson, BSEED Zoning Manager, July 28, 2025). As a permanent existing use predating the historic district, the Commission meets one of staff’s typical recommended criteria for approval of parking lots.
- Secondly, the parking directly supports the recent rehabilitation of the large adjacent historic apartment building, another criterion used by staff to recommend for the appropriateness of parking lots, as part of a cumulative effect that returns a historic building to service.
- The Commission, at the July 2025 Regular Meeting, participated in the Site Plan Review process for this proposal, a prerequisite to the current building permit application. During this review, the Commission suggested that the parking plan could be improved with additional landscaping buffer



View to the south from alley. Note trash container and haphazard fencing. Staff photo, July 24, 2025.

- During a staff visit in preparation for this report, staff observed a new trash container in the alley. There is no trash enclosure depicted in the parking lot plan.
- Staff expects that other city requirements, unrelated to the Commission's historic review may require the applicant to install landscape screening as part of the parking lot, and additionally compel the construction of a brick trash enclosure convenient to the alley. We note that a recent application in another historic district had to return to the Commission for belated approval of a trash enclosure, which required the noticing of another Public Hearing under Section 21-2-77.

ISSUES

- For the landscaping, staff recommends the addition of a condition requiring that the proposed hydrangea buffer/screening be added to the site plan prior to permit approval, subject to staff review and approval.
- Additionally, staff recommends the addition of a condition allowing the construction of a trash enclosure, location and design subject to staff approval, should such a structure be required by other departmental reviewers. This would forestall the need to return to the Commission.

RECOMMENDATION

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

Staff recommends that the proposal for a parking lot at 1516-1524 Vinewood should qualify for a Certificate of Appropriateness, as it meets the Secretary of the Interior's Standards and the Hubbard Farms Historic District's Elements of Design, with the condition that:

- A landscape buffer be added to the site plan prior to permit approval, screening the parking at least partially from Vinewood
- A trash enclosure structure may be approved by staff if added to the design