

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: \_\_\_\_\_

## PROPERTY INFORMATION

ADDRESS: \_\_\_\_\_ AKA: \_\_\_\_\_

HISTORIC DISTRICT: \_\_\_\_\_

SCOPE OF WORK: (Check ALL that apply)

<input type="checkbox"/> Windows/ Doors	<input type="checkbox"/> Roof/Gutters/ Chimney	<input type="checkbox"/> Porch/ Deck	<input type="checkbox"/> Landscape/Fence/ Tree/Park	<input type="checkbox"/> General Rehab
<input type="checkbox"/> New Construction	<input type="checkbox"/> Demolition	<input type="checkbox"/> Addition	<input type="checkbox"/> Other: _____	

## APPLICANT IDENTIFICATION

Property Owner/  
Homeowner

Contractor

Tenant or  
Business Occupant

Architect/Engineer/  
Consultant

NAME: \_\_\_\_\_ COMPANY NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_ CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP: \_\_\_\_\_

PHONE: \_\_\_\_\_ MOBILE: \_\_\_\_\_ EMAIL: \_\_\_\_\_

## 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)**



54048 Mound Road    Shelby Township    Michigan    48316

February 10, 2022

Historic District Commission Review  
885/931 Covington Drive  
Landscaping Approval Request

### **Description of Project**

This submittal request is for the landscaping for both 885 and 931 Covington. The area between both apartment buildings was a non-conforming parking lot in extremely poor condition. A center courtyard provides a link to and a focal point for the two apartment buildings with a 35' tall evergreen tree at its entry. A 6'-0' high steel fence with gate is separates the front courtyard to the rear. New brick piers have been built in a similar style to the damage and broken existing columns. Also, note that the public sidewalk was replaced, at the owner's own expense.

### **Product Data**

See attached brochures and cut sheets for additional information.

- Brick: Glen-Gery, 160M, Rugged Texture, Gray Mortar
- Steel Fence: Guardsman, Kent 2 Rail, Black

**885/931 Covington – Photos**



Photo 1: 931 Covington from Street showing 35' tall evergreen



Photo 2: 931 Covington form Street



Photo 3: View of 885 Covington from Street



Photo 4: Courtyard view of 931 Covington



Photo 5: View of 885 Covington



Photo 6: View of 885 Covington



Photo 7: View of 885 Covington



Photo 8: View of 885/931 Covington



Photo 9: view of 931 Covington



Photo 10: View of Central Courtyard between 885/931



Photo 11: View of Central Courtyard from Street



Brick: Glen-Gery, 160M, Rugged Texture, Gray Mortar



MONROE 3 RAIL



KENT 3 RAIL WITH FINIALS



CURVED TOP 4 RAIL



MONROE 4 RAIL WITH RINGS

## GUARDSMAN® FEATURES

- Galvanized Steel Components
- Durable Powder Coat Finish
- 15 Year Limited Warranty
- Fully Assembled Panels
- Riveted Construction
- Maintenance Free
- Commercial and Industrial Applications

BLACK

WHITE

BROWN

GREEN

BRONZE

Advanced powder coating adds a beautiful finish which also protects against the elements

Patented High-Security Bracket

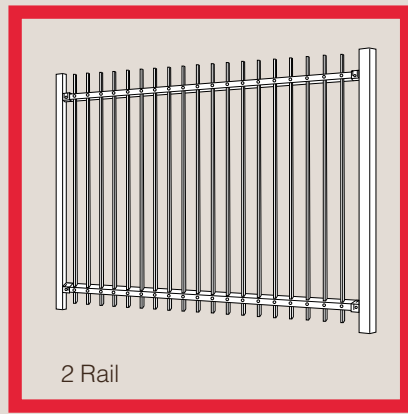
Galvanized 11 gauge steel channel adds strength and durability

Each 1/4 in. aluminum rivet has 1,500 lbs. of shear strength and 1,100 lbs. of holding power

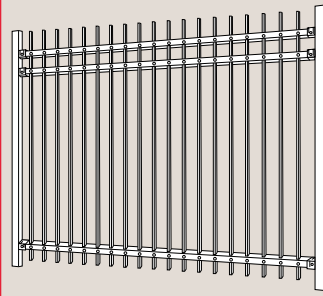
**Kent Panels**

A traditional design with square top pickets.

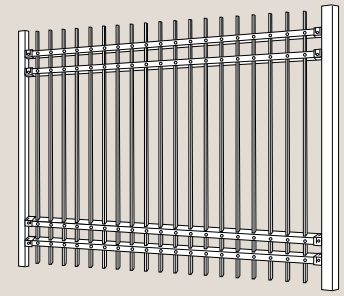
Available in 2, 3 or 4 rail styles.



2 Rail



3 Rail



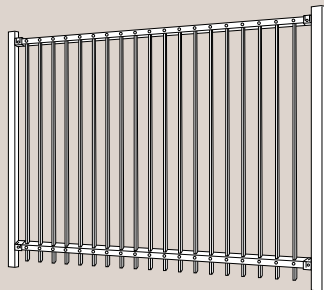
4 Rail

Kent

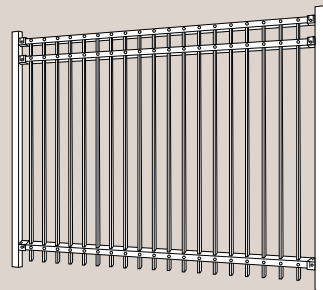
**Monroe Panels**

A clean and simple design with no pickets above the top rail.

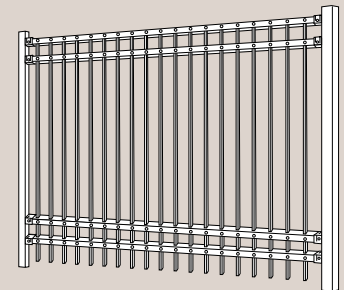
Available in 2, 3 or 4 rail styles.



2 Rail



3 Rail

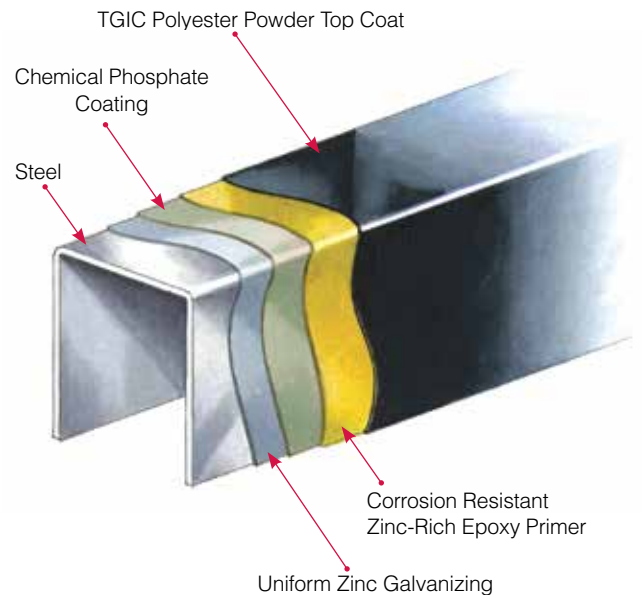


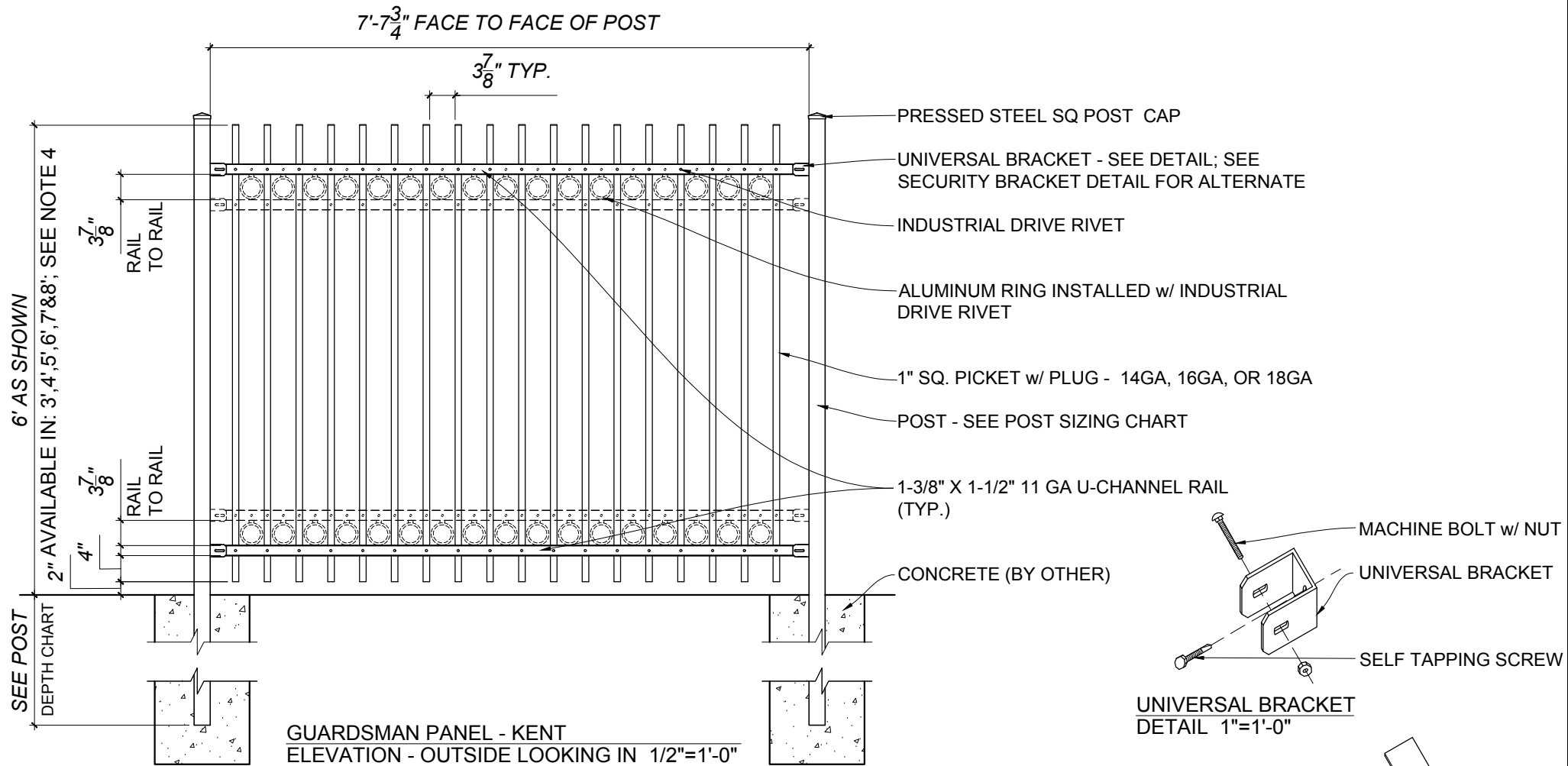
4 Rail

Monroe

**Advanced Powder Coating Process**

All Guardsman® panels receive Merchants Metals' industry leading 10 stage powder coating process. The first five stages are dedicated to a thorough cleaning, removing any impurities that could potentially mar the finish. After cleaning, the panels are coated with a corrosion resistant zinc rich epoxy primer and a polyester powder top coat, ensuring that each Guardsman® system will be highly resistant to the effects of the elements.





GUARDSMAN PANEL - KENT  
ELEVATION - OUTSIDE LOOKING IN 1/2"=1'-0"

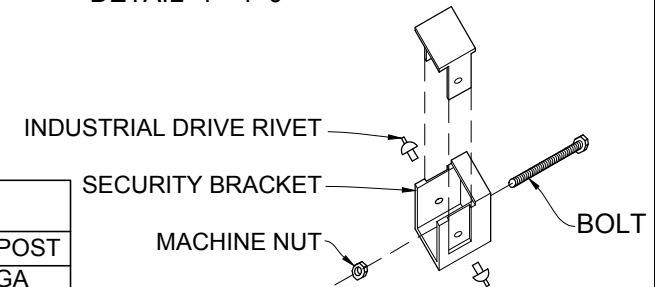
NOTES:

1. SPECIFICATIONS SHOWN CAN BE CHANGED BY THE MANUFACTURER ONLY.
2. ALL COMPONENTS OF THE PANEL TO BE COATED BLACK. OTHER COLORS AVAILABLE.
3. VERIFY POST DEPTH AND FOOTING DIMENSIONS WITH LOCAL CODES AND SITE CONDITIONS.
4. CUSTOM DIMENSIONS ARE AVAILABLE UPON REQUEST. FOR HIGHER CUSTOM PANELS, PLEASE CONTACT THE STATESVILLE PLANT.

POST DEPTH CHART*	
HEIGHT OF FENCE	POST BELOW GRADE
5' OR LESS	2'
6' OR MORE	3'

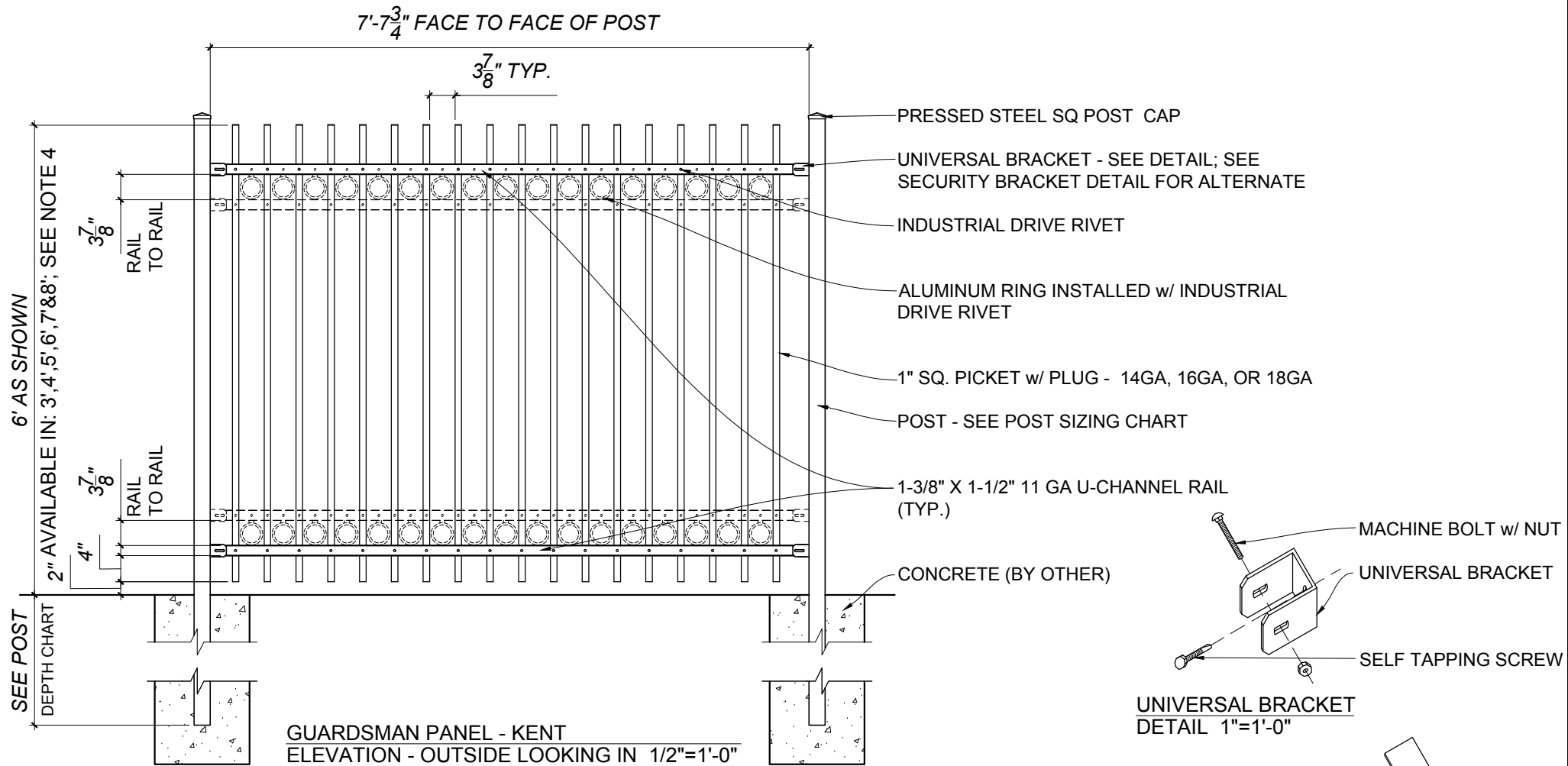
\* SEE NOTE 3

POST SIZING CHART	
HEIGHT OF FENCE	SIZE OF POST
3' OR LESS	2"x14 GA
4' TO 6'	2 1/2"x14 GA
7' TO 9'	3"x11-12 GA
10' TO 12'	4"x11 GA



NOTE: MINIMUM SHEER STRENGTH 3,000 LBS AND HOLDING POWER OF 2,200 LBS.

GUARDSMAN SECURITY BRACKET  
DETAIL 1"=1'-0"



GUARDSMAN PANEL - KENT  
ELEVATION - OUTSIDE LOOKING IN 1/2"=1'-0"

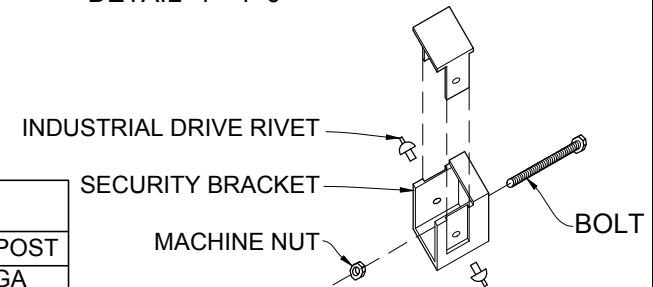
NOTES:

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NOTE: MINIMUM SHEER STRENGTH 3,000 LBS AND HOLDING POWER OF 2,200 LBS.

GUARDSMAN SECURITY BRACKET  
DETAIL 1"=1'-0"

3/21/2019

**CERTIFICATE OF APPROPRIATENESS**

Thomas Roberts  
2927 4<sup>th</sup> Street  
Wyandotte, MI  
48192

**RE: Application Number 19-6049; 885 Covington; Palmer Park Apartment Historic District**

Dear Mr. Roberts:

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 March 21, 2019.

Staff finds the work appropriate for the following reasons:

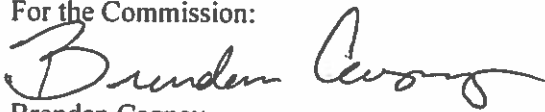
The following work items meet the Secretary of the Interior's Standards for Rehabilitation standard 6) *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive features, the new feature shall match the old in design, 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 exterior doors and frames
  - Per approved HDC Submission
- Remove and Replace existing exterior light fixtures
  - Per approved HDC Submission
- Remove existing chain link fence around rooftop perimeter
  - Approved 12-12-2018 (18-6012)
- Remove and Replace existing building entrance canopy and porch
  - Per approved HDC Submission;
  - Graded sidewalk to accommodate ADA entry, Aluminum Canopy, Landscaping Area
- Remove and Replace existing windows with Winco Series 3250 steel casement windows, as submitted with proposed Window Schedule including:
  - (80) Simulated Divided Light Casement Window Type A – 69.5” x 62” – Dual Operation
  - (49) Simulated Divided Light Casement Window Type B - 53” x 62” - Dual Operation
  - (41) Simulated Divided Light Casement Window Type C – 37.5” x 62” - Dual Operation
  - (12) Simulated Divided Light Casement Window Type D – 19” x 62” – Single Operation
  - (4) Simulated Divided Light Casement Window Type E – 32” x 37.5” - Dual Operation

- (9) Simulated Divided Light Casement Window Type G – 50” x 34”  
- Single Operation
- (1) Simulated Divided Light Casement Window Type H – 36” x 26”  
- Non- Operable

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) 224-4803 or [cagneyb@detroitmi.gov](mailto:cagneyb@detroitmi.gov).

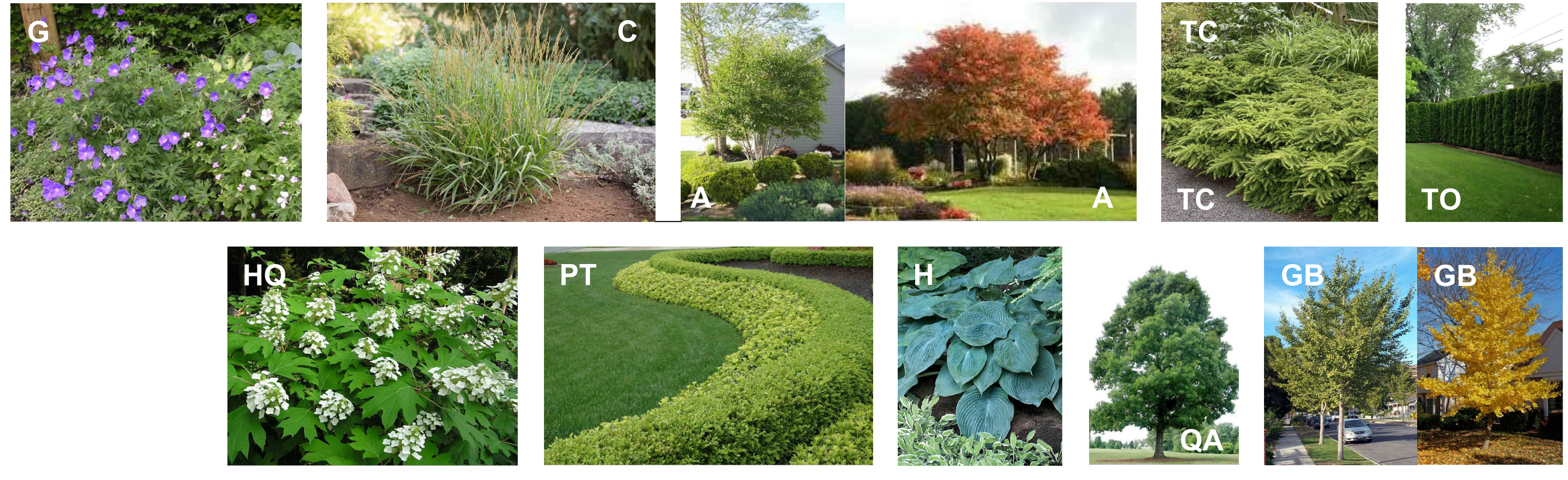
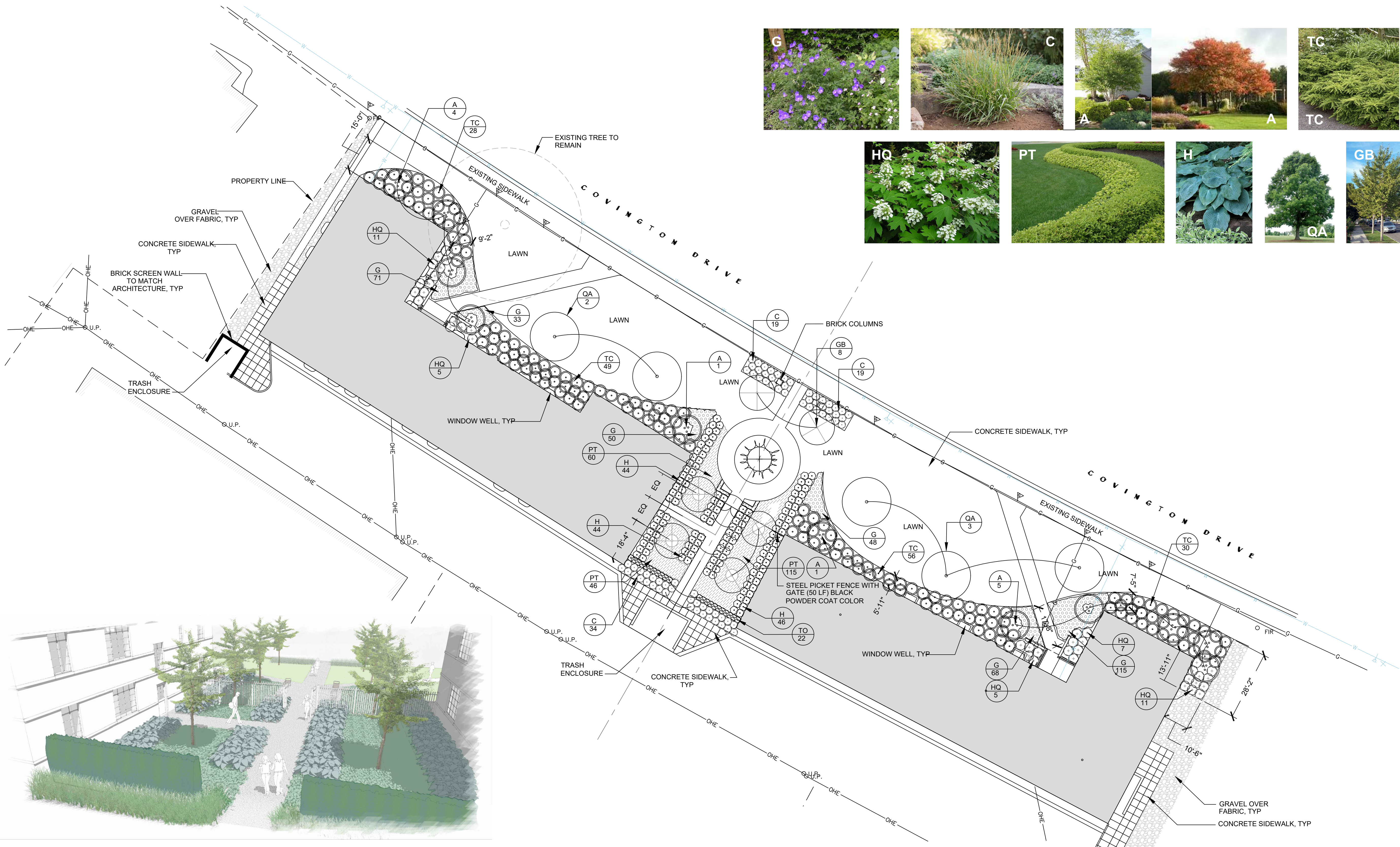
For the Commission:



Brendan Cagney

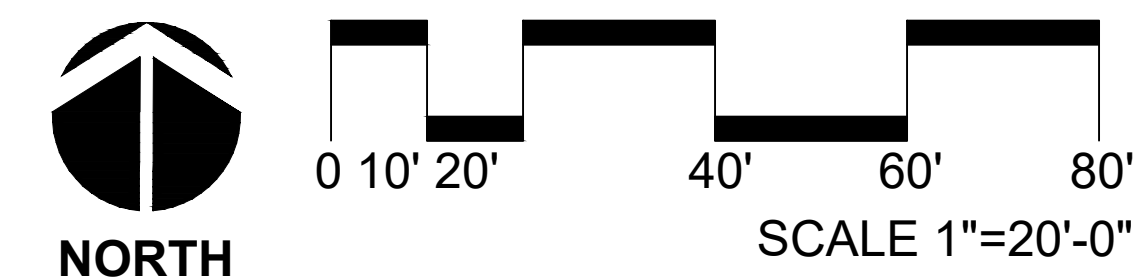
Staff

Detroit Historic District Commission



PLANT LIST						
SYM.	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOTS	COMMENTS
A	11	Amelanchier laevis	Allegheny Serviceberry	10' Ht. B&B		Multistem
AN	12	Annuals	Annuals	24 Cell Flat		Plant 6" O.C.
C	72	Calamagrostis 'Cheju-Do'	Dwarf Feather Reed Grass	1 Gal.	Container	Plant 36" O.C.
G	385	Geranium 'Johnson's Blue'	Johnson's Blue Cranesbill	1 Gal.	Container	Plant 18" O.C.
GB	8	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Ginkgo	4" Cal. B&B		Plant As Shown
H	134	Hosta 'Blue Angel'	Blue Angel Hosta	1 Gal.	Container	Plant 30" O.C.
HQ	39	Hydrangea quercifolia	Oakleaf Hydrangea	24"-30" Container		Plant 48" O.C.
PT	221	Pachysandra terminalis	Japanese Spurge	24 Cell Flat		Plant 6" O.C.
QA	5	Quercus alba	White Oak	5" Cal B&B		Plant As Shown
TC	155	Taxus cuspidata 'Monloo'	Emerald Spreader Japanese Yew	24"-30" B&B		Plant 60" O.C.
TO	22	Thuja occidentalis 'Dark Green'	Dark Green Arborvitae	6'-7' Ht. B&B		Plant 20" O.C.

\*\*\*BURLAP OF EVERGREEN PLANTS REQUIRED\*\*\*



5799 S Main # 695 Clarkston, MI 48347 | P: 248.922.3300 | F: 248.922.3300  
 LANDSCAPE DESIGNERS/CONTRACTOR:  
**COMPANY & ZAREMBA**

Project Title:  
**PALMER PARK APT**  
 931 & 885 Covington Drive  
 Detroit, MI 48203

Sheet Title:  
**PLANTING PLAN**

Scale: (AS SHOWN)

Issued For: Date:

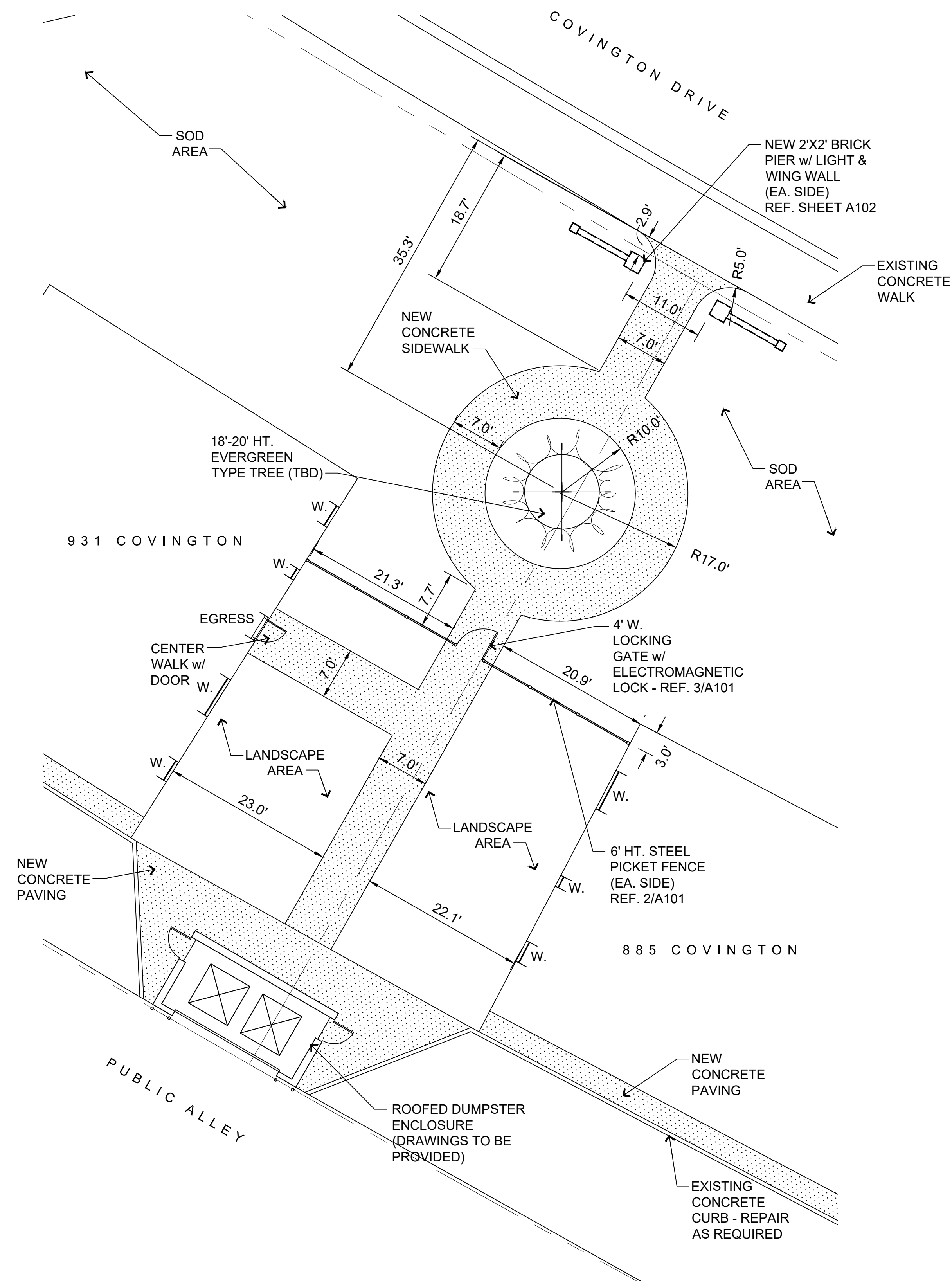
PRELIMINARY OWNER REVIEW 02.27.2020

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LS100

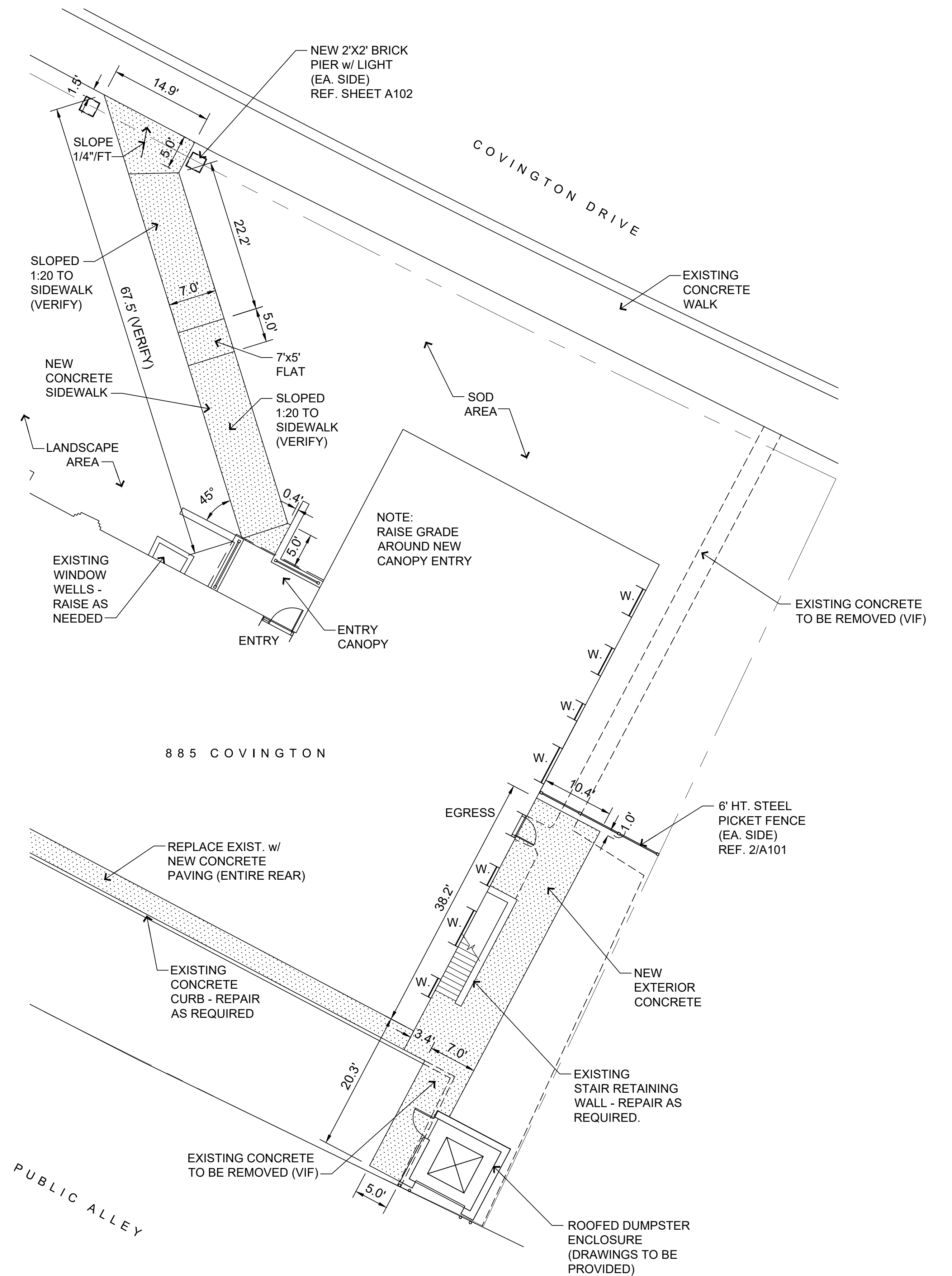
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1/A100 center courtyard plan

SCALE: 1"=10.0'



2/A100 885 covington main and side entries plan

SCALE: 1"=10.0'

BID	08/27/20
OWNER REVIEW	08/13/20
DESCRIPTION	DATE

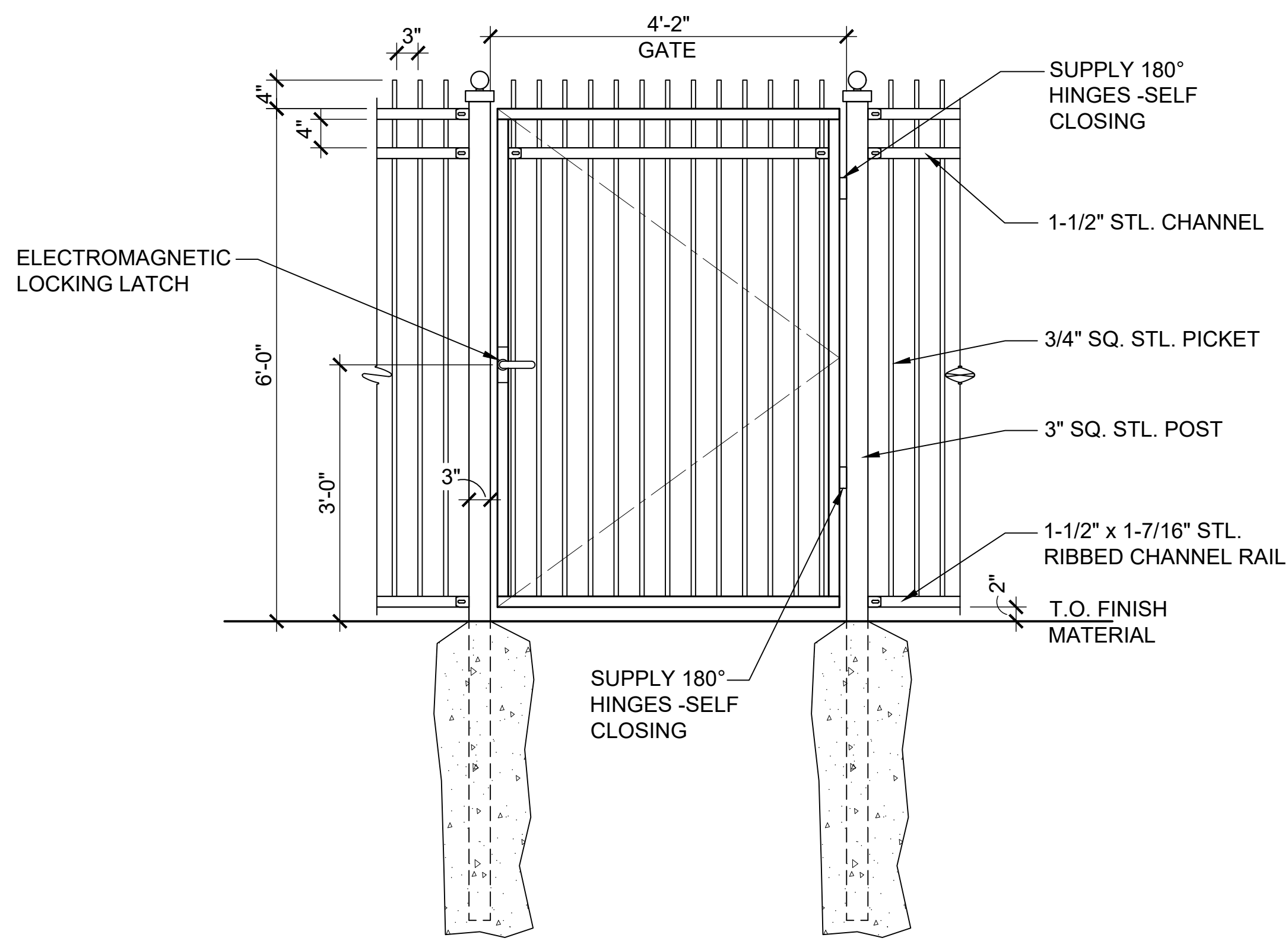
PROJECT:  
 Center Courtyard and Building Entries  
 885/931 Covington Drive  
 Detroit, MI 48203

CLIENT:  
 RCI Group  
 300 Alton Road  
 Ste. 303  
 Miami Beach, FL 33139

SHEET TITLE:  
 CENTER COURTYARD & 885 MAIN ENTRY PLANS

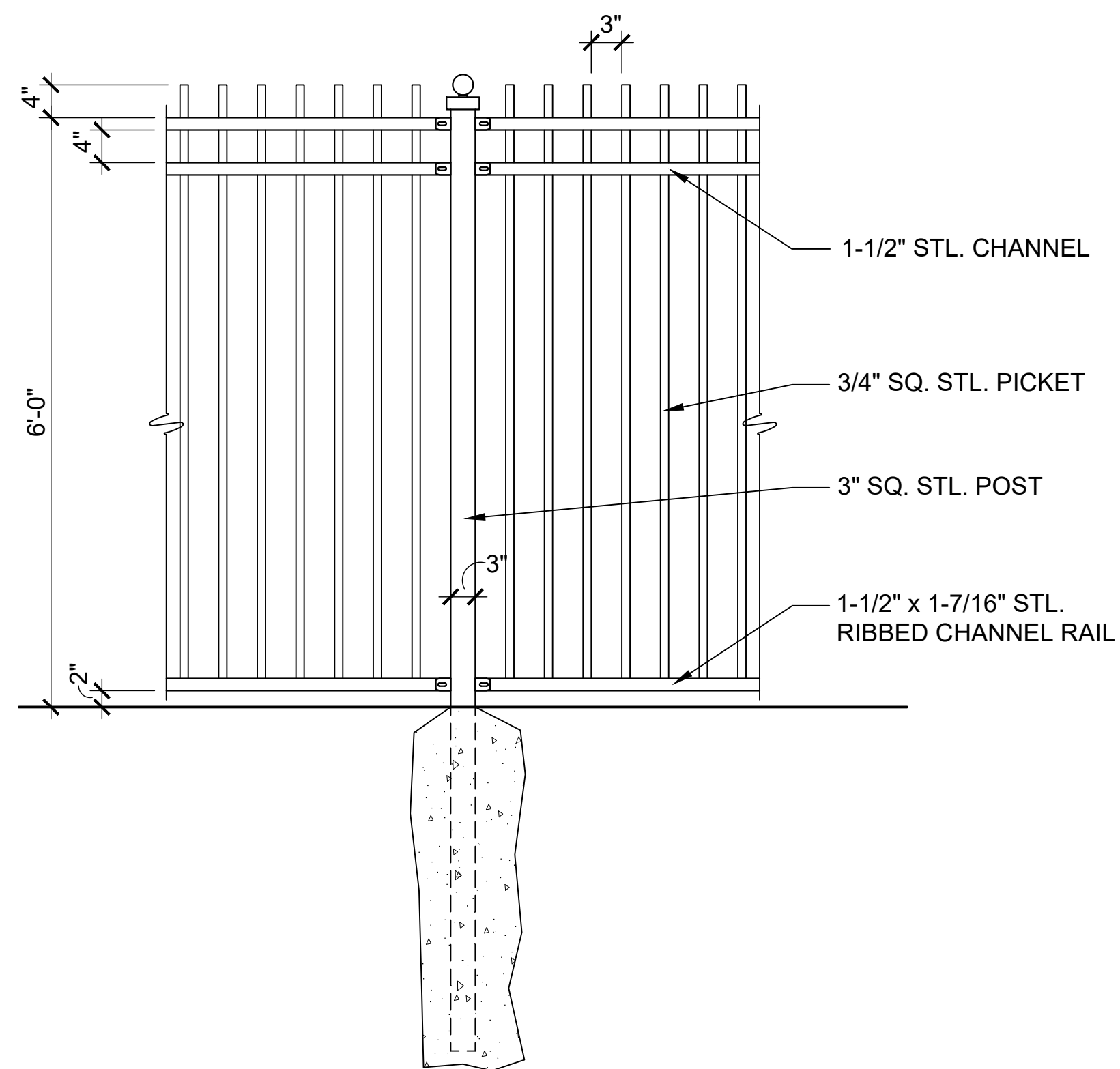
SHEET NUMBER:  
**A100**





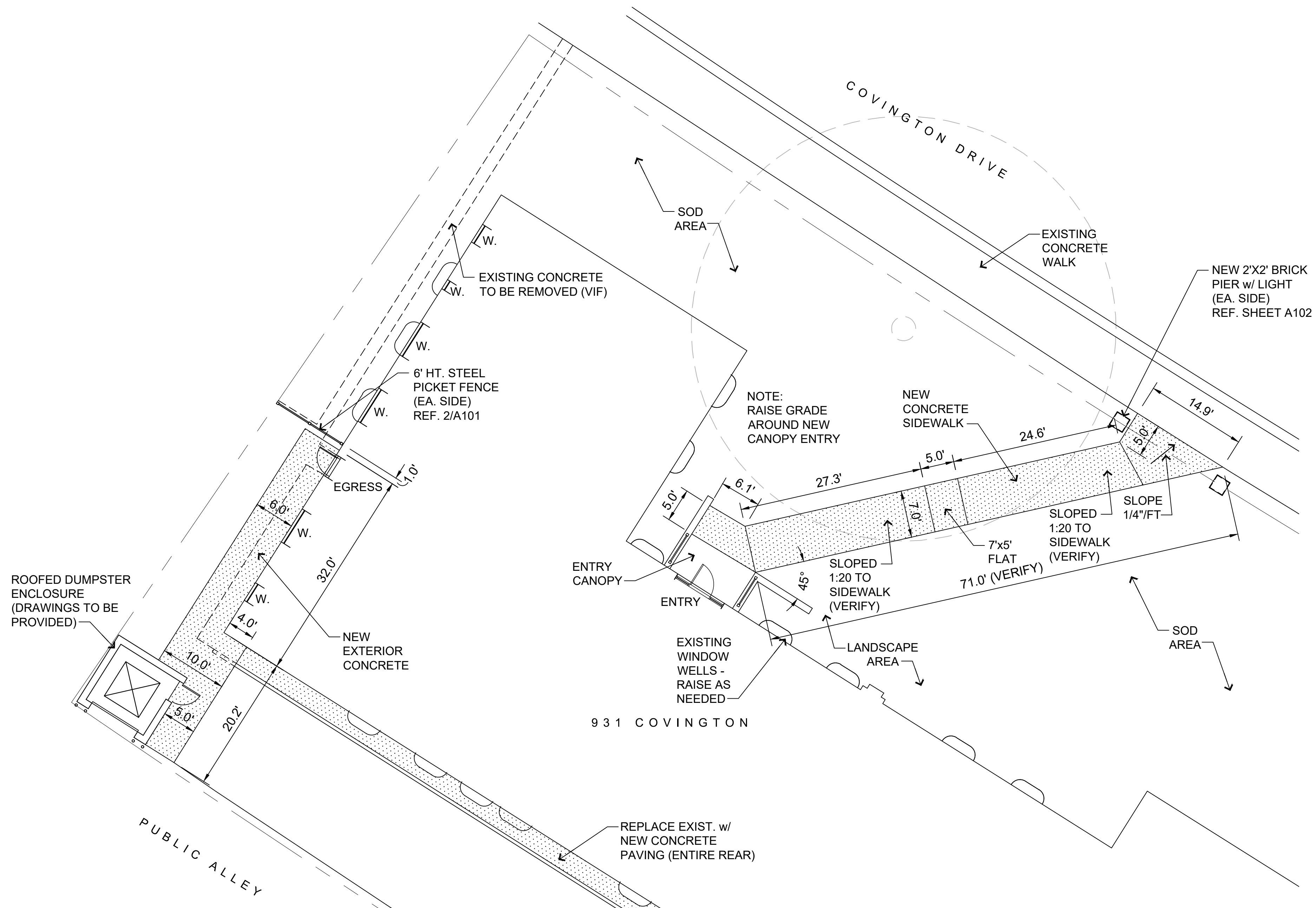
3/A101 steel gate elevation

SCALE: 3/4"=1'-0"



2/A101 steel picket fence elevation

SCALE: 3/4"=1'-0"



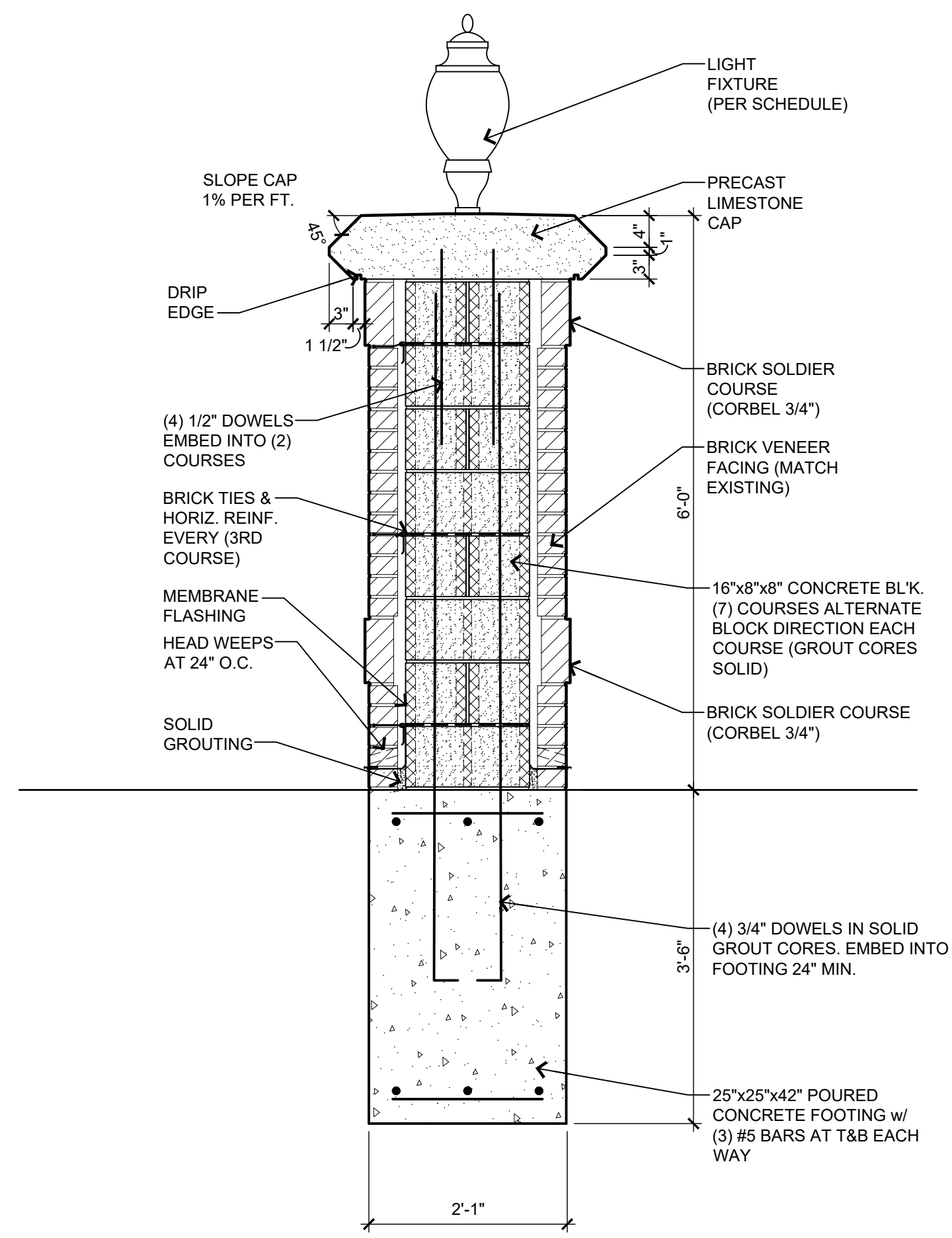
1/A101 931 covington main and side entries plan

SCALE: 1"=10.0'

BID	08/27/20
OWNER REVIEW	08/13/20
DESCRIPTION	DATE

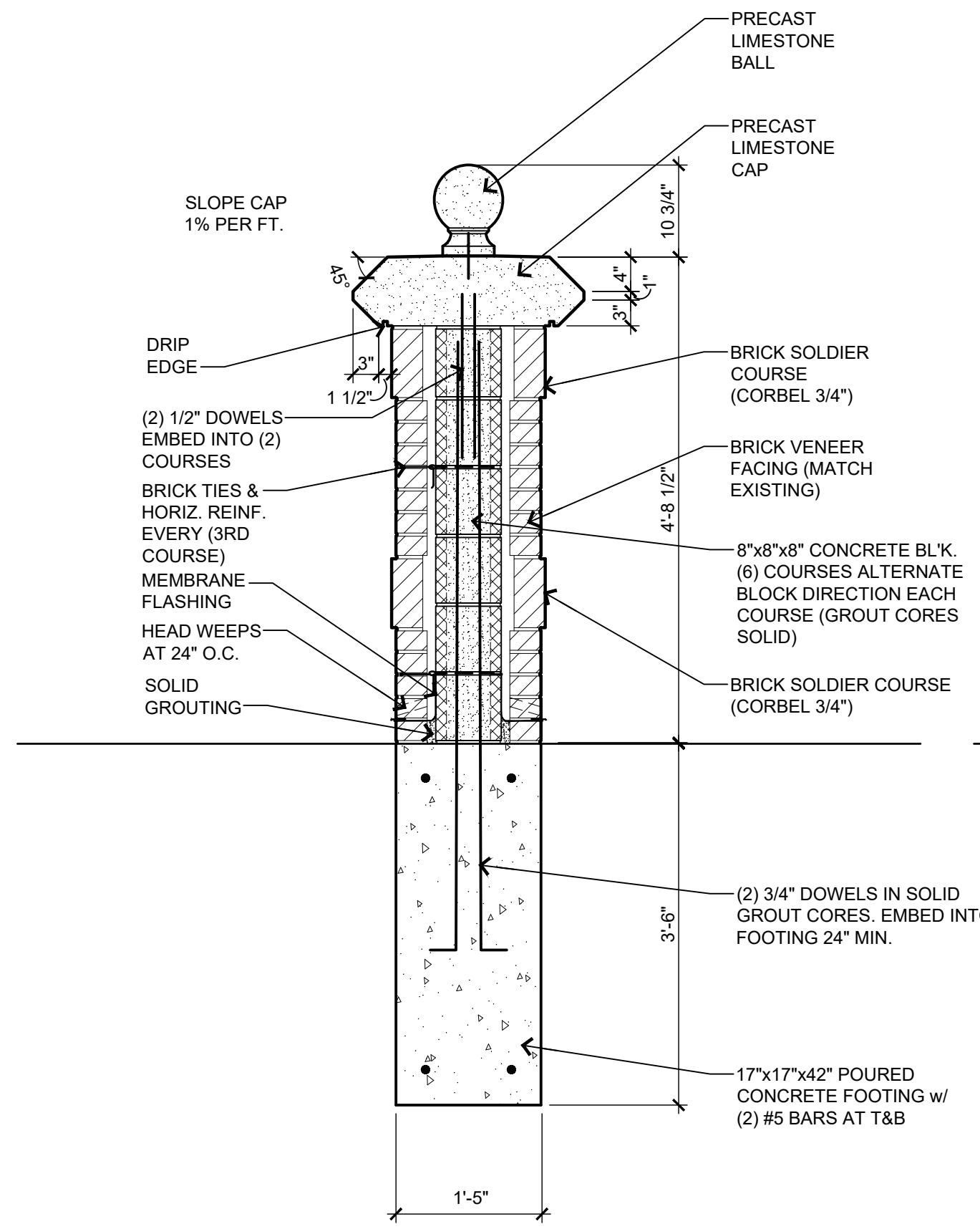
PROJECT:	Center Courtyard and Building Entries
	885/931 Covington Drive Detroit, MI 48203
CLIENT:	RCI Group 300 Alton Road Ste. 303 Miami Beach, FL 33139

SHEET TITLE:	931 ENTRY PLANS & FENCE ELEVATIONS
SHEET NUMBER:	A101



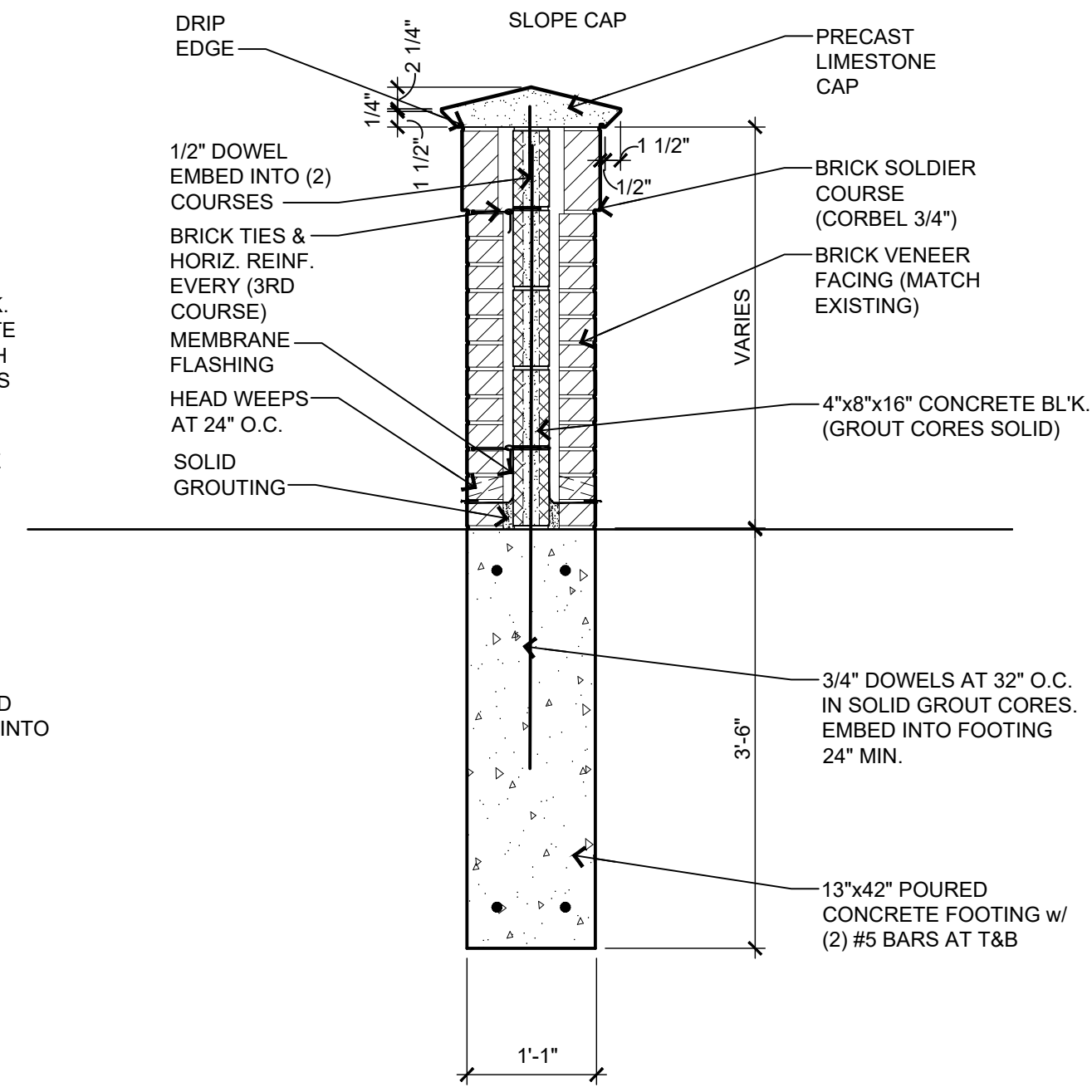
5/A102 brick pier detail

SCALE: 3/4"=1'-0"



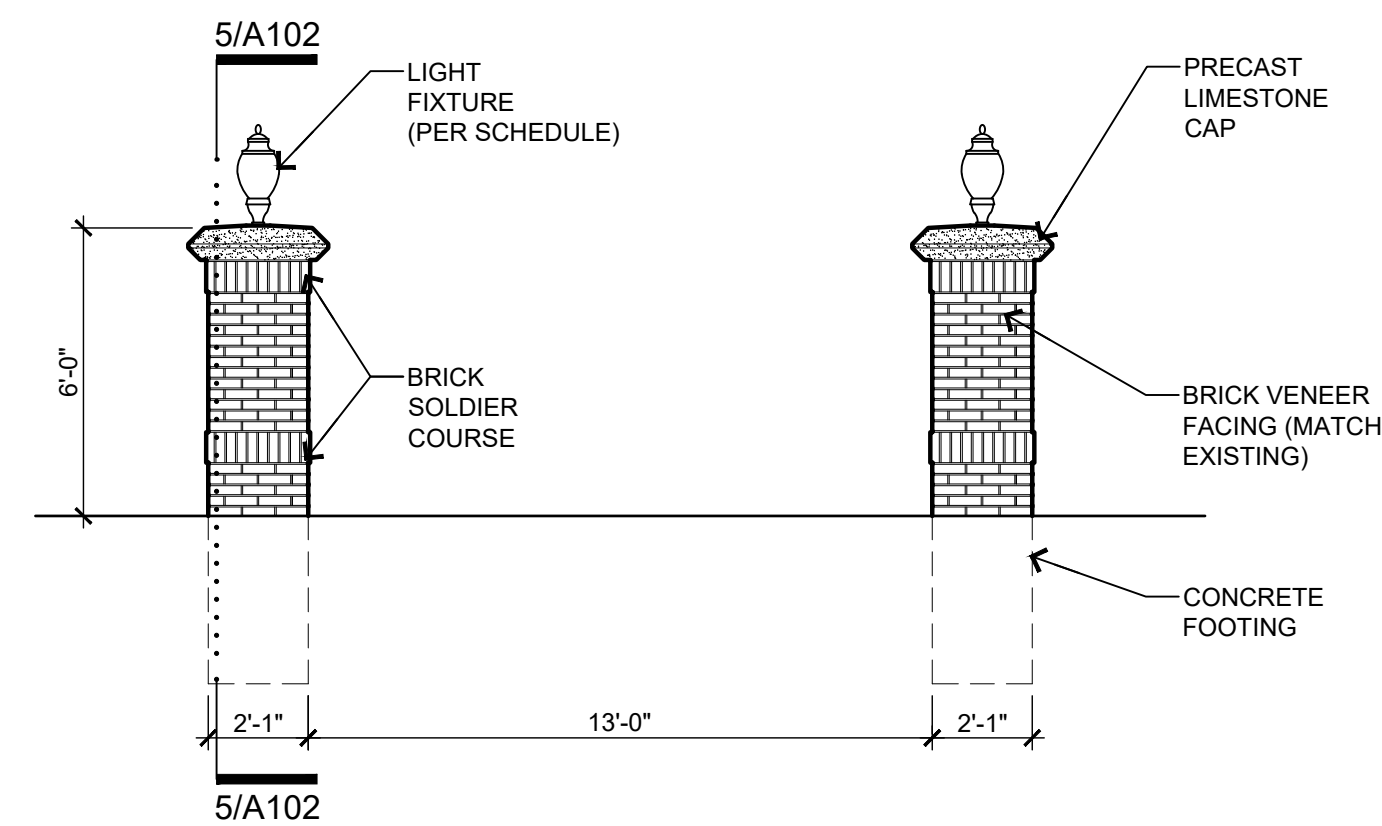
6/A102 brick pier detail

SCALE: 3/4"=1'-0"



7/A102 brick wing wall detail

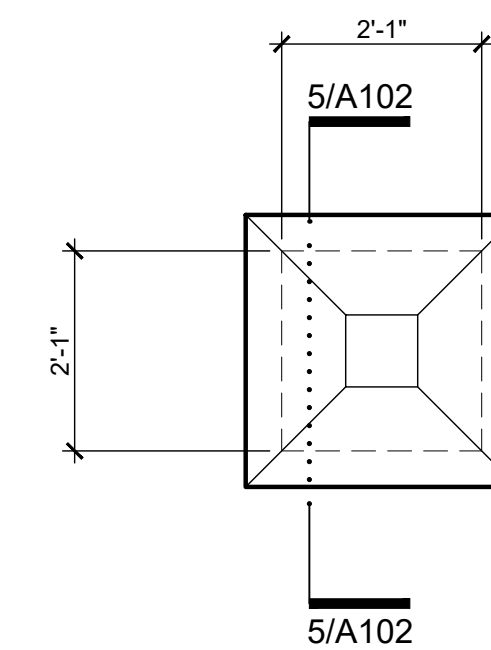
SCALE: 3/4"=1'-0"



4/A102 brick piers at building walkway entries elevation

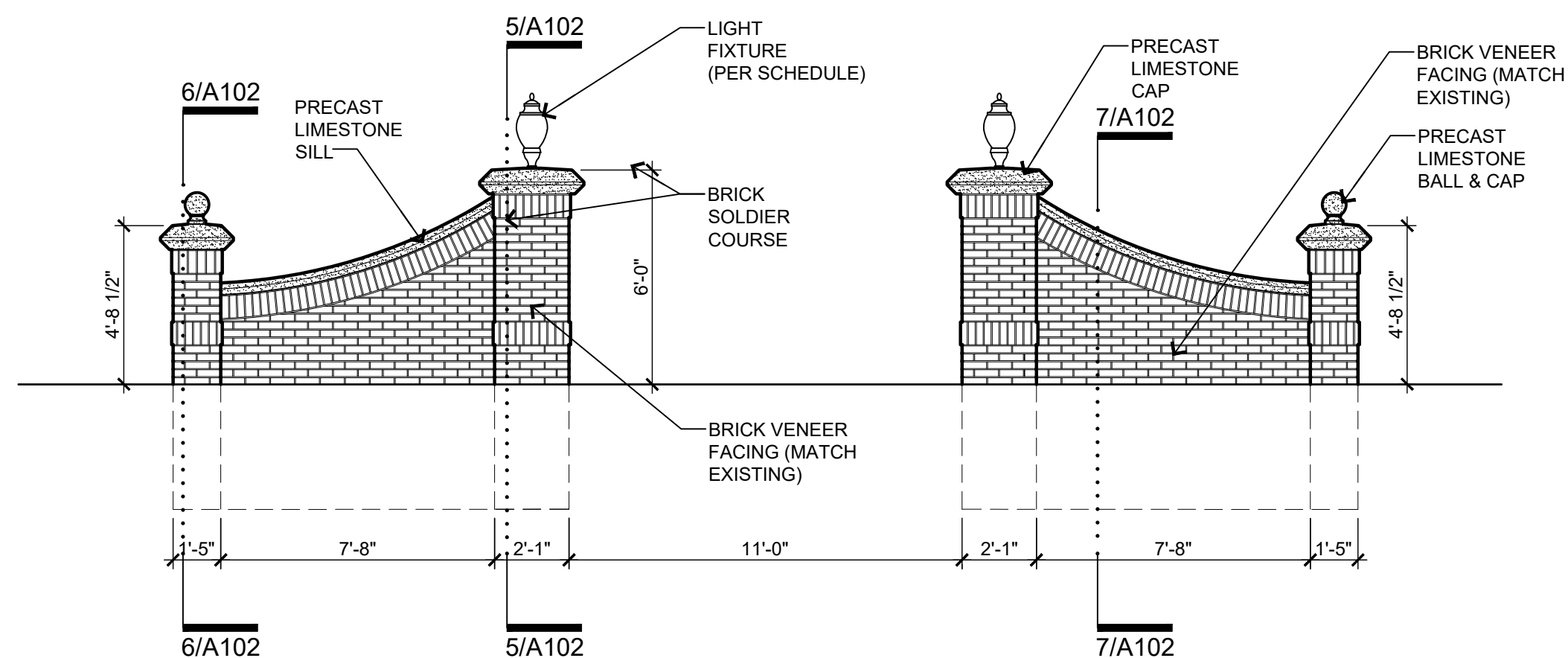
(typical of 2)

SCALE: 1/4"=1'-0"



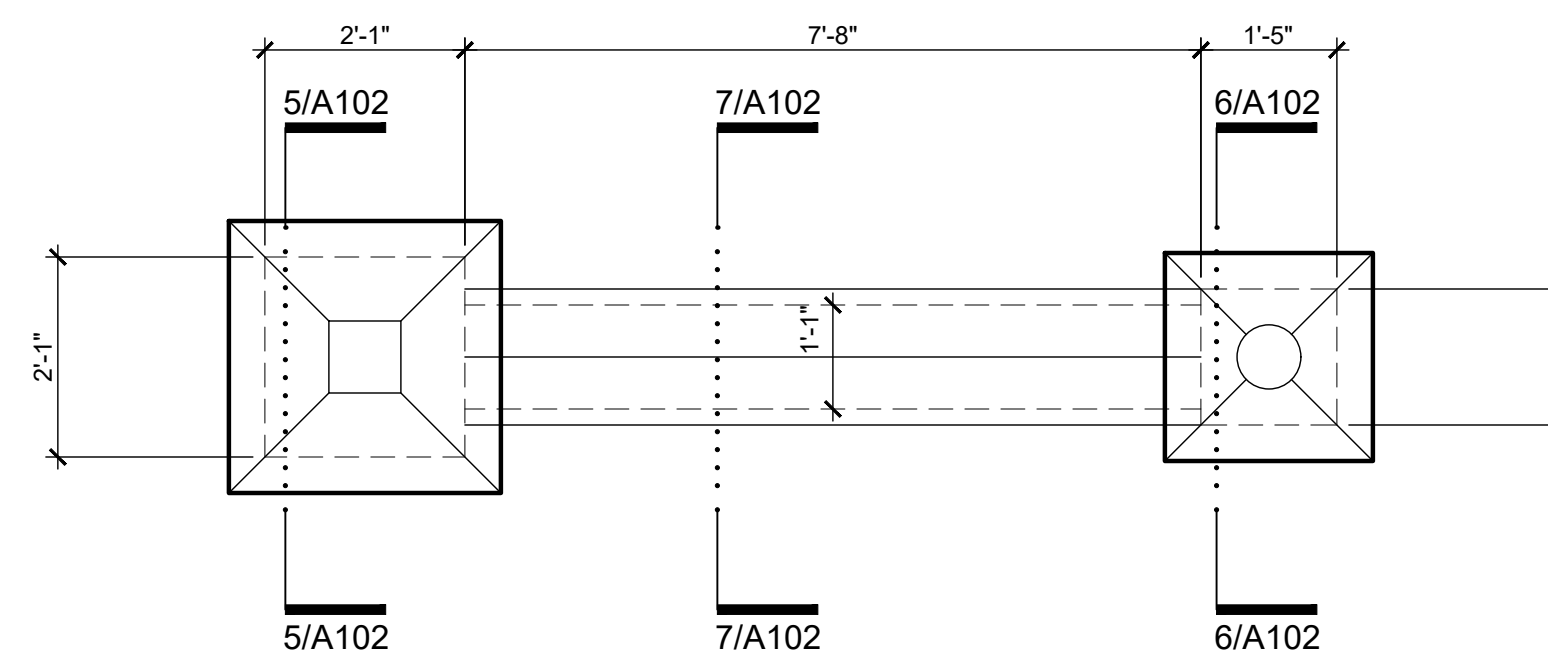
2/A102 brick pier at building walkway entries plan

SCALE: 1/2"=1'-0"



3/A102 brick pier wing walls at central courtyard elevation

SCALE: 1/4"=1'-0"



1/A102 brick pier wing walls at central courtyard plan

SCALE: 1/2"=1'-0"

BID	08/27/20
OWNER REVIEW	08/13/20
DESCRIPTION	DATE
PROJECT:	Center Courtyard and Building Entries
	885/931 Covington Drive Detroit, MI 48203
CLIENT:	RCI Group 300 Alton Road Ste. 303 Miami Beach, FL 33139
SHEET TITLE:	WINGWALL & PIERS
SHEET NUMBER:	A102



## Historical Detroit Area Architecture

Public group · 88.2K members

Joined Invite



Marsha Battle Philpot

22 September 2021 · 🌐

I don't know the address of this building; I think it hasn't been put back on yet. It's next door to 1001 Covington, across from Palmer Park.

[it's 885 Covington]

Anyone who has seen this building over the last many years knows that it was a windowless wreck, a huge eyesore. Depreciating nearby property values. Some were aghast, three years ago, when I moved to 1001 next door; I took a chance.

A new owner/developer bought it and, even with the covid19 slow down, the renovation is progressing nicely. The transformation is amazing.

I don't know when it's scheduled to open.

I hope someone can post a picture in its recent former life.



231

52 comments 5 shares

Like Comment Share





Submit your first comment...



Press Enter to post.



**Patty Orozco**

I'd love to be your neighbor!



Like Reply Share 20 w

7 replies



**Maureen McDonald**

This is exciting. Lighthouse is rebuilt, park looking spiffy and now the Covington apartments are revived. Detroit never left but the apartments in the park went into a terrible dive in the 1980s. Landlords didn't invest in security and communications.... **See more**

Like Reply Share 20 w



1 reply



**Yvonne Miller**

Paradiso restaurant!



Like Reply Share 20 w

3 replies



**Harold Montgomery**

I really hope this area comes back. I still remember my mother taking us over there in the late 60s to feed the ducks in the pond.

Like Reply Share 20 w



**Marsha Battle Philpot** *Author*

**Harold Montgomery** Ha! The area never left! You did!

Like Reply Share 20 w



4 replies



**William K. Steiner**

I used to live behind these buildings in the 80s. They look incredible now! The windows look especially authentic.

Like Reply Share 20 w



**Marsha Battle Philpot** *Author*

**William K. Steiner** I think they did a very good job with the windows.

Like Reply Share 20 w



**John Hayes**

**Marsha Battle Philpot** sometimes replacement windows look terrible.

Like Reply Share 20 w



**Tony Janigian**

Look wonderful. Nice seeing Detroit come back. I was born and raised in Detroit.

Like Reply Share 20 w



**Marsha Battle Philpot** *Author*

**Tony Janigian** Detroit never left.

Like Reply Share 20 w



**Kimberly Simmons**

**Marsha Battle Philpot** ....I lived next door ...801 Covington ..Apt#301 facing the park ...overlooked EMS headquarters ....in the early 80's ... this is an amazing turnaround ...I need to take a drive through ....I am so happy about this ....it is an a... **See more**

Like Reply Share 20 w



**John Hayes**

The Crack epidemic hit this area really hard; Highland Park area too. It really had the potential to be our "gay village"

Like Reply Share 20 w



**Robert Lebow**

i've been watching the progress and sending photos to friends who used to live in those buildings, the renovations are clearly what the buildings and neighborhood needed it's shocking to understand that





20+

Like Reply Share 20 w



**Harold Montgomery**  
I wish I had photographed this before. I drove by this place several times when I was last in Detroit. I just knew it would be torn down. My sister used to live over here. Place was an eyesore. It's great to see the change.

Like Reply Share 20 w Edited

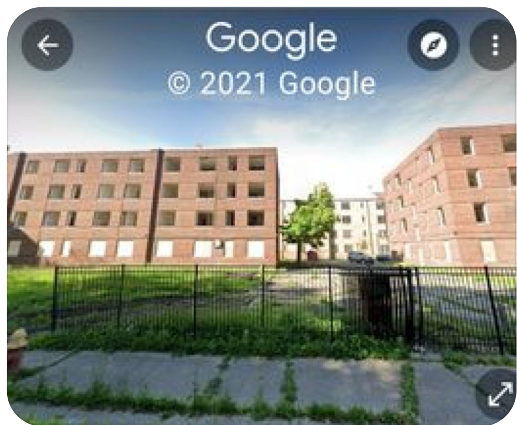


**Marsha Battle Philpot** *Author*  
**Harold Montgomery** Exactly; I have no photos of it, I just hated it so....

Like Reply Share 20 w



**Marsha Battle Philpot** *Author*  
Here's a screenshot of before, that doesn't capture just how bad it looked



Like Reply Share 20 w



**Harold Montgomery**  
**Marsha Battle Philpot** Yeah it was really bad. I thought they were going to tear it down. It was an eyesore.

Like Reply Share 20 w



**Marsha Battle Philpot** *Author*  
**Harold Montgomery** Really bad, especially because it is so BIG.

Like Reply Share 20 w



**Andy Cameron**  
like seeing detroit coming back!!

Like Reply Share 20 w



**Marsha Battle Philpot** *Author*  
**Andy Cameron** Detroit never left!

Like Reply Share 20 w



**Rick Baldwin**  
Love Palmer Park! My old Palmer Park building (925 Whitmore) also redone and looking good.



### Historical Detroit Area Architecture

Joined Invite



Like Reply Share 20 w



**Craig Fahle**  
Drove past it the other day. Love seeing those old buildings in that neighborhood getting renovations.

Like Reply Share 20 w Edited



**Marion Miele Christiansen**  
This makes my heart sing.

Like Reply Share 20 w



**Barbara Ann**  
**Marsha Battle Philpot** One of them was 931 Covington. I used to live there.

Like Reply Share 20 w Edited



**Amanda D. Davis**  
Thanks for sharing this positive story! Love this!!





20+



**Carol Riley**

What an uplifting thing to see! Are they apartments?



Like Reply Share 20 w



**Marsha Battle Philpot** Author

Carol Riley Yes. They will be.



Like Reply Share 20 w



**Mary Baumgartner**

This is wonderful to see. Such beautiful apartment buildings there in Palmer Park.



Like Reply Share 20 w



**Devon Domin**

I was shocked to drive thru Palmer park and see the transformation of that building. I lived in 1000 whitmore up until Feb '19



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**Lisa Moore**

Ohhhh those new windows!



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**Tara Robinson**

Wonderful



Like Reply Share 20 w



**Jocelyne M. Ninneman**

Love to see it!



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**Anita Alexander**

You knew what was happening. 👍💜



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**Joel Batterman**

Very nice. And a relatively rare Detroit example of a "modern" ('30s-40s?) apartment building. Deco may be the wrong word...perhaps an architectural historian can help me out?



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**Jeanne Siver Whitten**

The google street view from 2018 shows how neglected and overgrown the building was. Looks beautiful now!



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**Christy Chumney Karbousky**

Love this area, and what an incredible improvement at that property! Talk about a risk paying off!! 🥰



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