

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  
931 Covington Drive  
Cambridge House Trash Enclosures  
Permit Number: BLD2021-02255

### **Description of Existing Conditions**

The area proposed for the trash enclosure are off the existing alley behind The Cambridge Apartment building. A photo survey of existing conditions is attached.

### **Description of Project**

The project consists of one newly constructed trash enclosure. The container is 12'x12'. The construction of the trash enclosure is of brick veneer facing on 8" concrete block. The brick veneer selected closely resembles the existing brick of the apartment building. The enclosures shall be roofed with a metal standing seam roof. Each enclosure will have secured access doors for the apartment tenants. There will also be an overhead door that will completely secure the trash containers. It is intention of the enclosure to provide a secure and sanitary solution to a generally unsightly problem.

### **Product Data**

See attached brochures and cut sheets for additional information.

- Brick: Glen-Gery, 160M, Rugged Texture, Gray Mortar
- Standing Seam Roof: PAC-CLAD, Snap Clad, Matte Black Steel
- Gutters: K-Style, Matte Black
- Overhead Door: Sectional Steel, Black
- Windows: Aluminum, Fixed, Black
- Man Door: Ceco Door, Hollow Metal, Black

**885 Covington – Existing Conditions Photos**



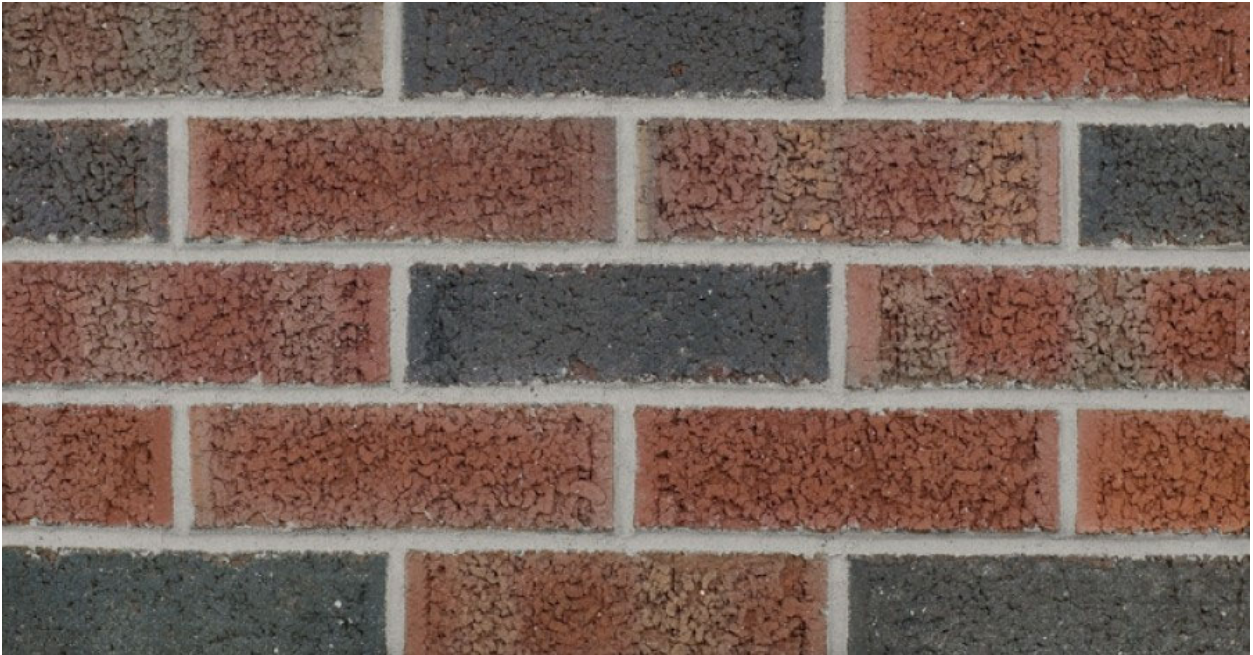
Photo 1: View from Alley



Photo 2: View of Right Center Area from Alley



Photo 3: Image of garbage in the alley from surrounding apartments



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

# SNAP-CLAD PANEL

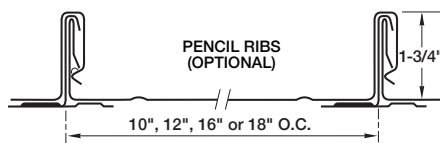
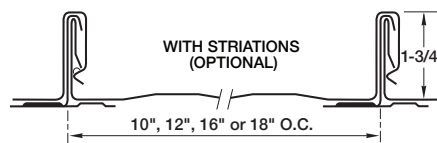
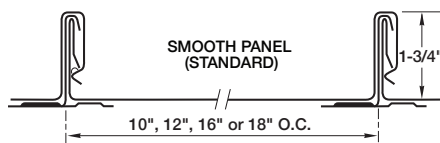
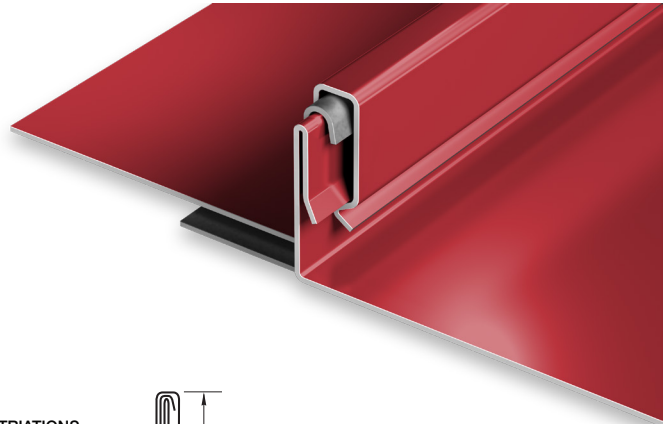
## MATERIALS

.032 aluminum	24 gauge steel
.040 aluminum	22 gauge steel

## SPECS

10", 12", 16" or 18" O.C. 1-3/4" High

UL-90



## PRODUCT FEATURES

- ▶ Architectural/structural panel
- ▶ Factory-applied sealant available
- ▶ Continuous interlock
- ▶ Labor-saving one-piece design
- ▶ Pencil ribs upon request
- ▶ Striations upon request
- ▶ Factory eave notching available
- ▶ 30-year-non-prorated finish warranty
- ▶ Maximum factory-produced panel length is 64' (check w/factory for longer lengths)
- ▶ Weathertightness warranty available

- ▶ 43 stocked colors (24 gauge steel)
- ▶ 16 Stocked colors (22 gauge steel)
- ▶ 36 stocked colors (.032 aluminum)
- ▶ 22 stocked colors (.040 aluminum)
- ▶ Panels available in Galvalume Plus

## UL CLASSIFICATION

- ▶ UL-580 Class 90 wind uplift
- ▶ UL-1897 wind uplift
- ▶ UL-790 Class A fire rated
- ▶ UL-263 fire resistance rated
- ▶ UL-2218 impact resistance rated

- ▶ UL-90 rated aluminum panel up to 16" O.C.
- ▶ UL-90 rated steel panel up to 18" O.C.

## ASTM TESTS

- ▶ ASTM E1592 tested
- ▶ ASTM E283/1680 tested
- ▶ ASTM E331/1646 tested

## FLORIDA BUILDING & MIAMI-DADE PRODUCT APPROVALS

Please refer to [pac-clad.com](http://pac-clad.com) or your local factory for specific product approval numbers for Snap-Clad.

Note: UL 90 is available on steel panels up to 18" on center, and on aluminum panels up to 16" on center.

# Standard Colors



▲★ PATINA GREEN



▲★ TEAL



▲★ HEMLOCK GREEN



FOREST GREEN



HARTFORD GREEN



▲★ EVERGREEN



▲★ HUNTER GREEN



▲★ ARCADIA GREEN



▲★ MILITARY BLUE



BERKSHIRE BLUE



▲ GRAPHITE



▲★ CHARCOAL



INTERSTATE BLUE



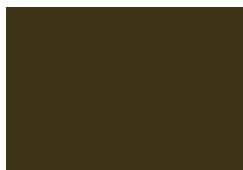
▲★ SLATE BLUE



AWARD BLUE



▲★ MATTE BLACK STEEL

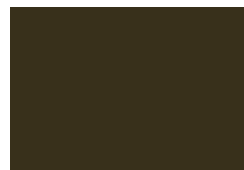


▲★ BLACK ALUMINUM

▲★ DARK BRONZE



▲ BURNISHED SLATE



▲ AGED BRONZE



▲★ MEDIUM BRONZE



▲★ MANSARD BROWN



BURGUNDY



▲★ TERRA COTTA



▲★ CARDINAL RED



▲★ COLONIAL RED



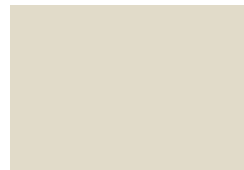
MIDNIGHT BRONZE



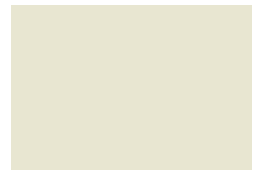
▲★ MUSKET GRAY



▲★ SIERRA TAN



▲★ SANDSTONE



▲★ ALMOND



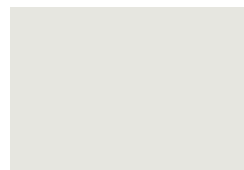
▲★ SLATE GRAY



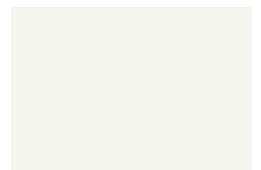
▲★ CITYSCAPE



▲★ GRANITE



▲★ STONE WHITE



▲★ BONE WHITE

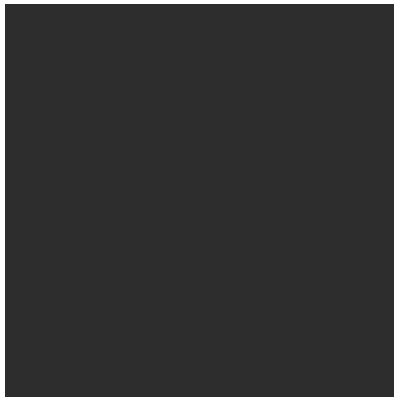
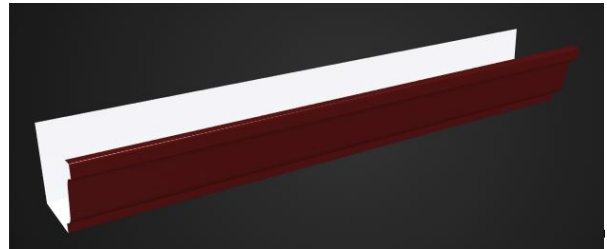


[PAC-CLAD.COM](http://PAC-CLAD.COM)

IL: 800 PAC CLAD TX: 800 441 8661 MD: 800 344 1400  
AZ: 833 750 1935 GA: 800 272 4482 MN: 877 571 2025



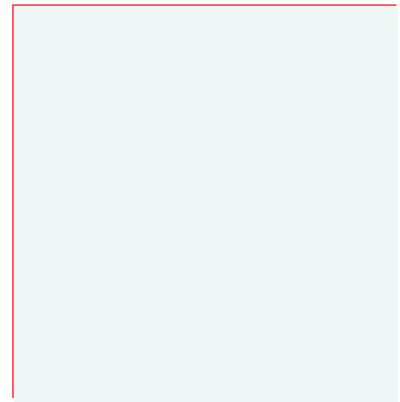
5-V COLOR CHART  
26 Gauge x 27.5"  
Kynar



MATTE BLACK



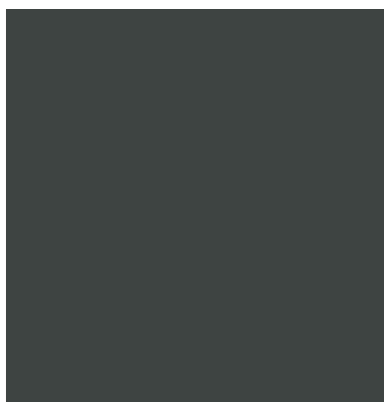
COLONIAL RED



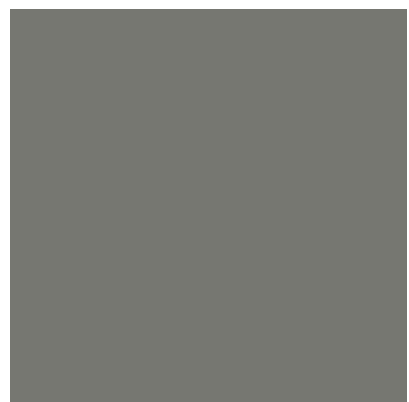
REGAL WHITE



MEDIUM BRONZE



CHARCOAL GRAY



SLATE GRAY



DARK BRONZE



FOREST GREEN



MILL FINISHED



## 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

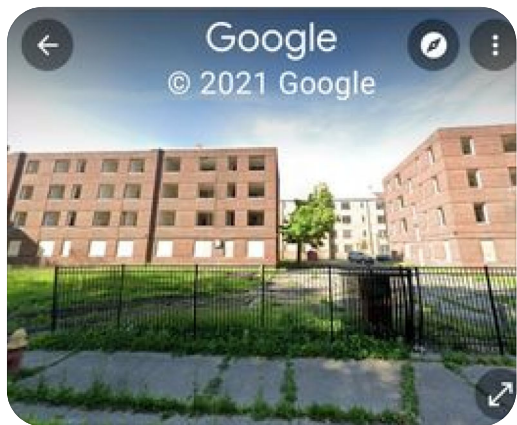


**Marsha Battle Philpot** *Author*  
**Harold Montgomery** Exactly; I have no photos of it, I just hated it so....

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 year 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



Like Reply Share 20 w



**Lisa Moore**

Ohhhh those new windows!



Like Reply Share 20 w



**Tara Robinson**

Wonderful



Like Reply Share 20 w



**Jocelyne M. Ninneman**

Love to see it!



Like Reply Share 20 w



**Anita Alexander**

You knew what was happening. 👍💜



Like Reply Share 20 w



**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?



Like Reply Share 20 w



**Jeanne Siver Whitten**

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



Like Reply Share 20 w



**Christy Chumney Karbousky**

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



Like Reply Share 20 w

Write a comment...



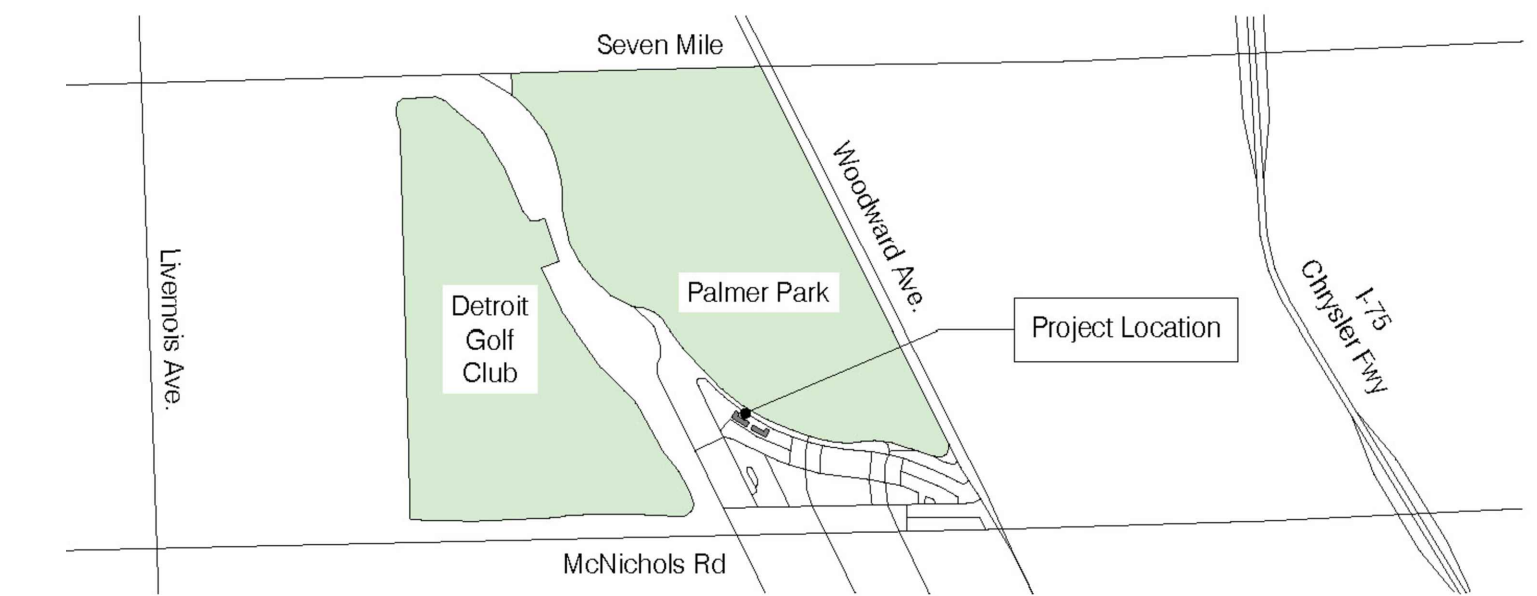
# Permit Set for Apartment Building Trash Enclosures

931 Covington Drive  
Detroit, MI 48203

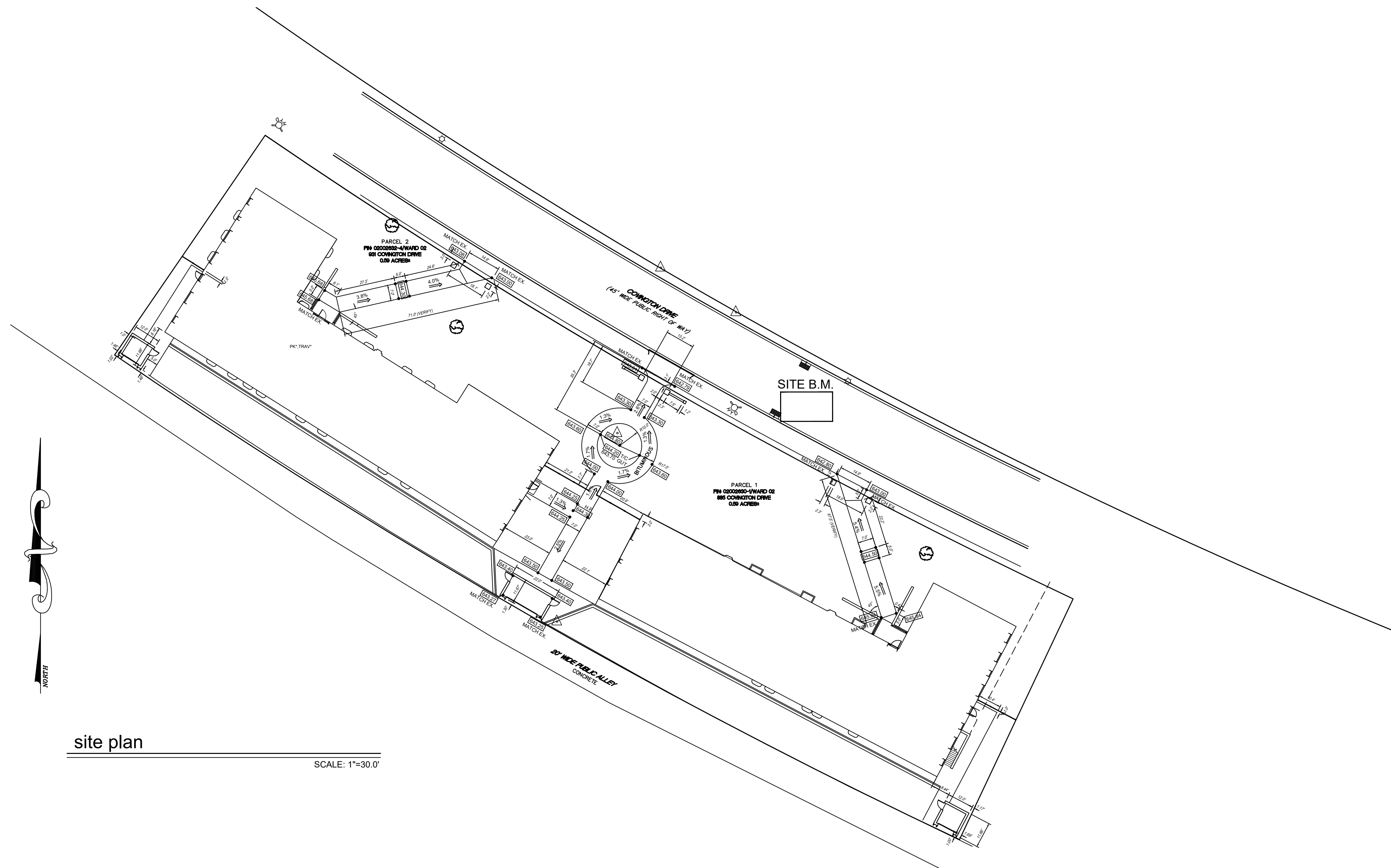
931 Covington Drive, Detroit, MI 48203

## building data

REFERENCE CODES:	USE GROUP (CHAPTER 3): U - UTILITY AND MISCELLANEOUS GROUP (312.1)
2015 MICHIGAN BUILDING CODE	PROPOSED USE: ACCESSORY STRUCTURE-ENCLOSED TRASH CONTAINERS FOR APARTMENT BUILDING
2018 MICHIGAN PLUMBING CODE	
2015 MICHIGAN MECHANICAL CODE	CONSTRUCTION TYPE (CHAPTER 6): TYPE VB
2017 NATIONAL ELECTRICAL CODE WITH PART 8 MICHIGAN AMENDMENTS	BUILDING AREA: 138 GROSS S.F.
ACCESSIBILITY ICC/ANSI A117.1 - 2009	BUILDING HEIGHT: 1 STORY 10'-0" HEIGHT
CHAPTER 13 OF 2012 MICHIGAN UNIFORM ENERGY CODE - CHAPTER 5 2012 MICHIGAN UNIFORM ENERGY CODE, PART 10a - ANSI / AHSRAE 90.1-2007	FIRE SUPPRESSION: BUILDING IS NOT EQUIPPED WITH A NFPA13 SPRINKLER SYSTEM IN ACCORDANCE WITH MBC SECTION 903.3.1.1
2015 INTERNATIONAL FIRE CODE	PROJECT DESCRIPTION/SCOPE OF WORK: PROPOSED BUILDING IS TO BE A BLOCK WALL WITH BRICK VENEER FACING. THE TRASH ENCLOSURE WILL HAVE A STANDING SEAM METAL ROOF. THE CENTER TRASH ENCLOSURE WILL CONTAIN (1) 6 YARD TRASH CONTAINER. THE BUILDINGS WILL BE SECURE WITH ACCESS ONLY FOR RESIDENTS OF THE SERVED APARTMENT BUILDING.
2015 INTERNATIONAL FUEL GAS CODE	

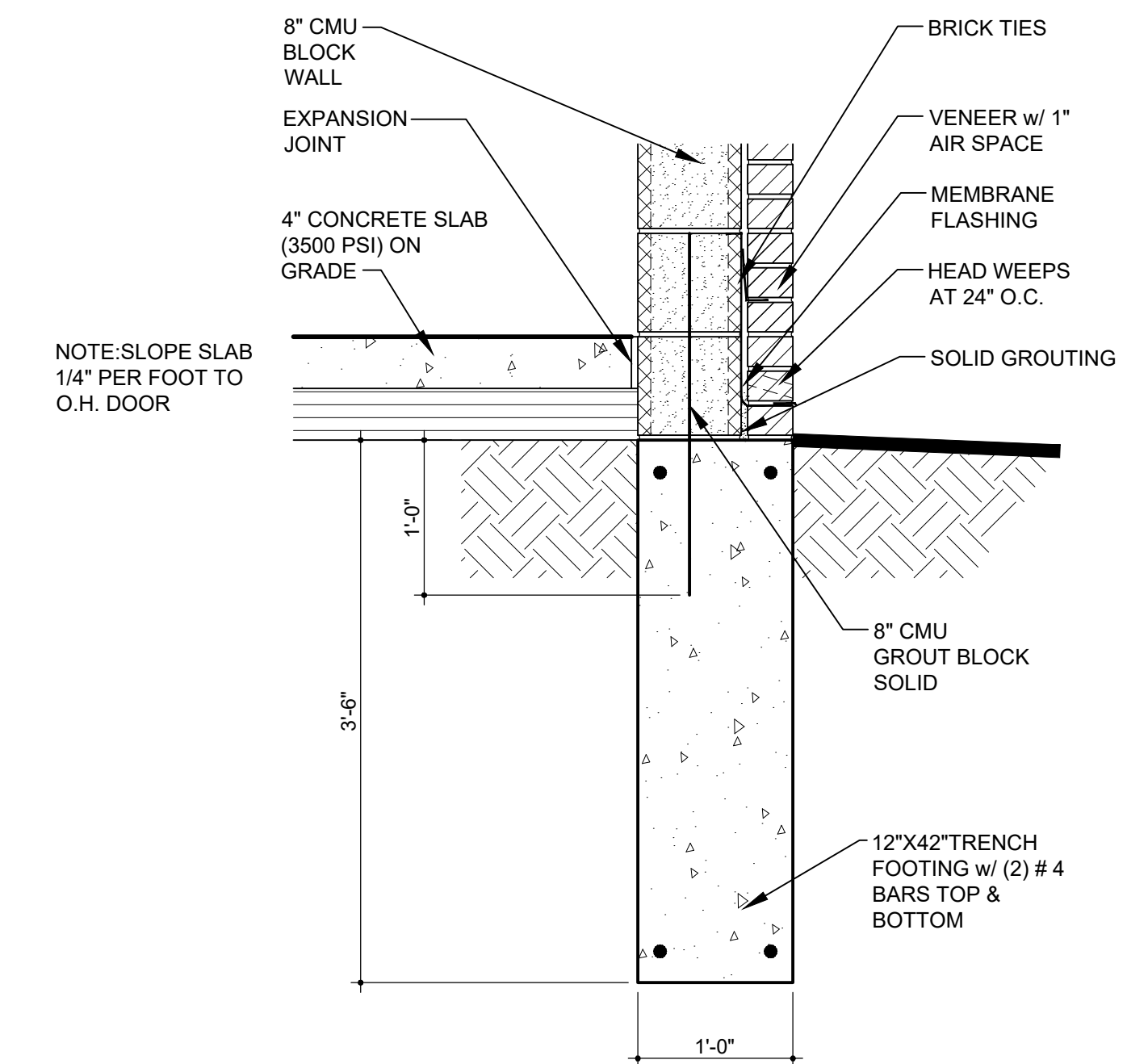


Location Map



site plan

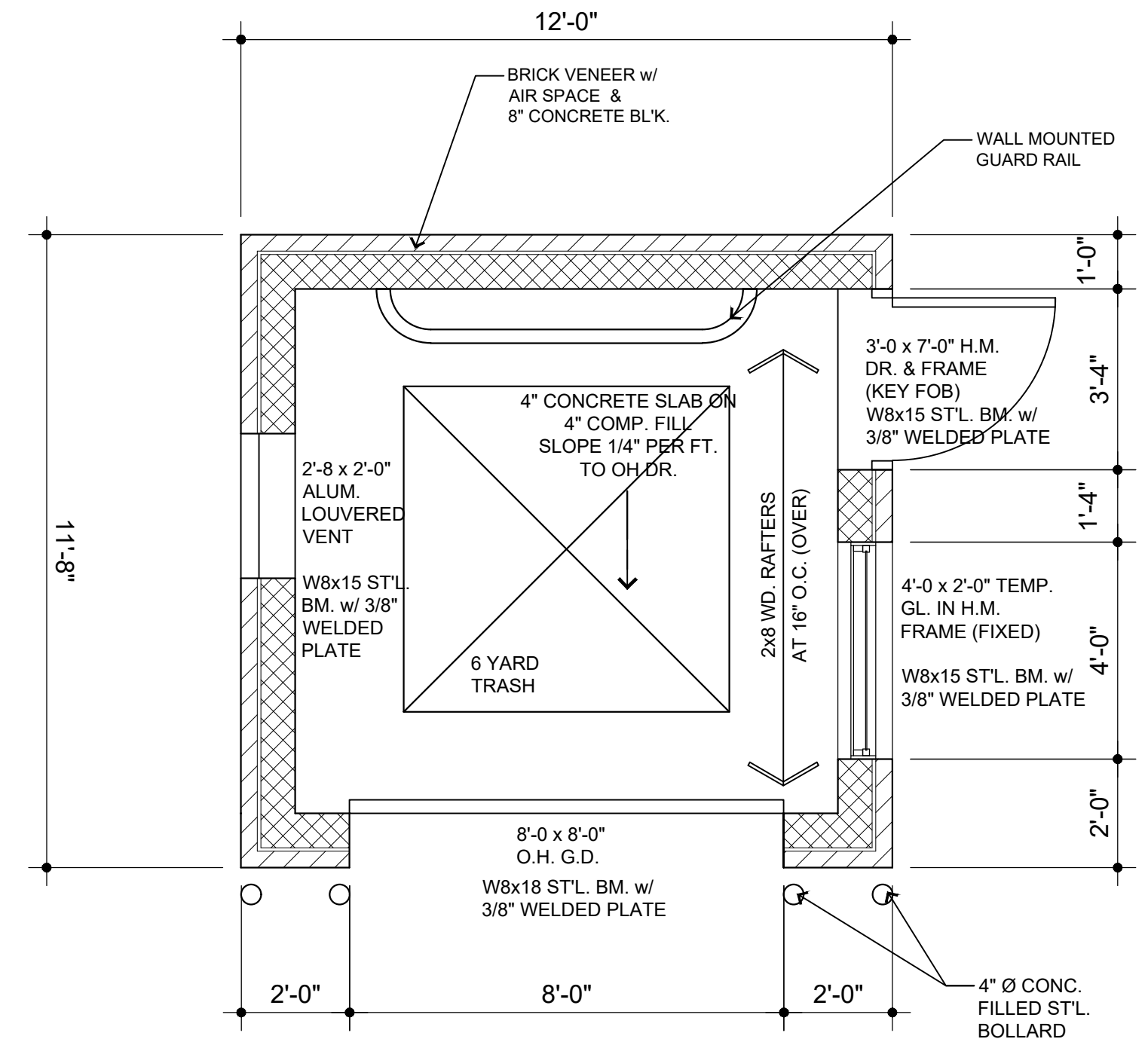
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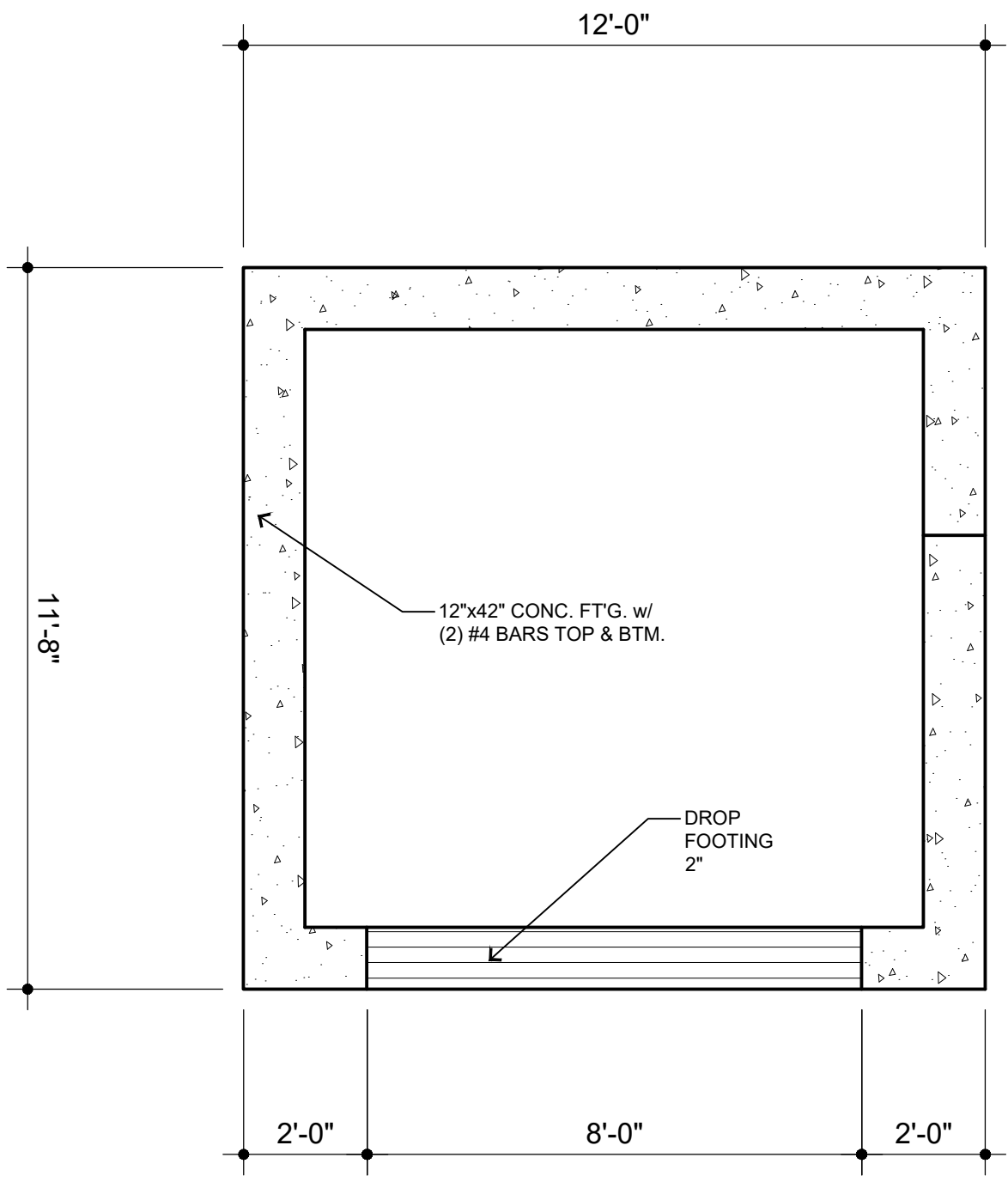
typical section at footing

SCALE: 1"=1'-0"

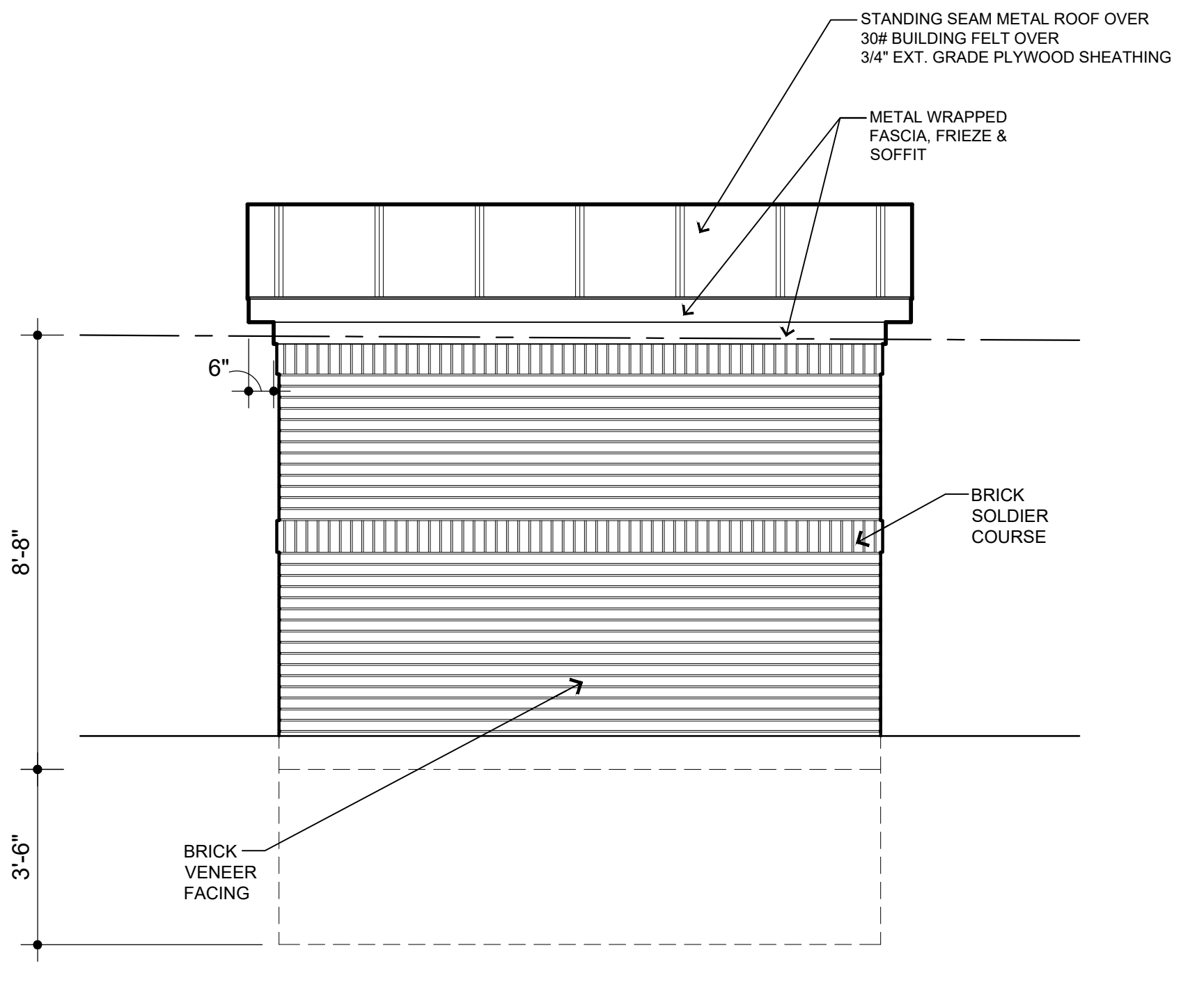
PERMIT REVISED	02/10/22
PERMIT	05/15/21
DESCRIPTION	DATE
PROJECT:	
Trash Enclosure	
931 Covington Drive Detroit, MI 48203	
CLIENT:	
RCI Covington Apartments, LLC 10 E. Main Street Ste. 201 Bridgeport, CT 06608	
SHEET TITLE:	
GENERAL INFORMATION	
SHEET NUMBER:	
A001	



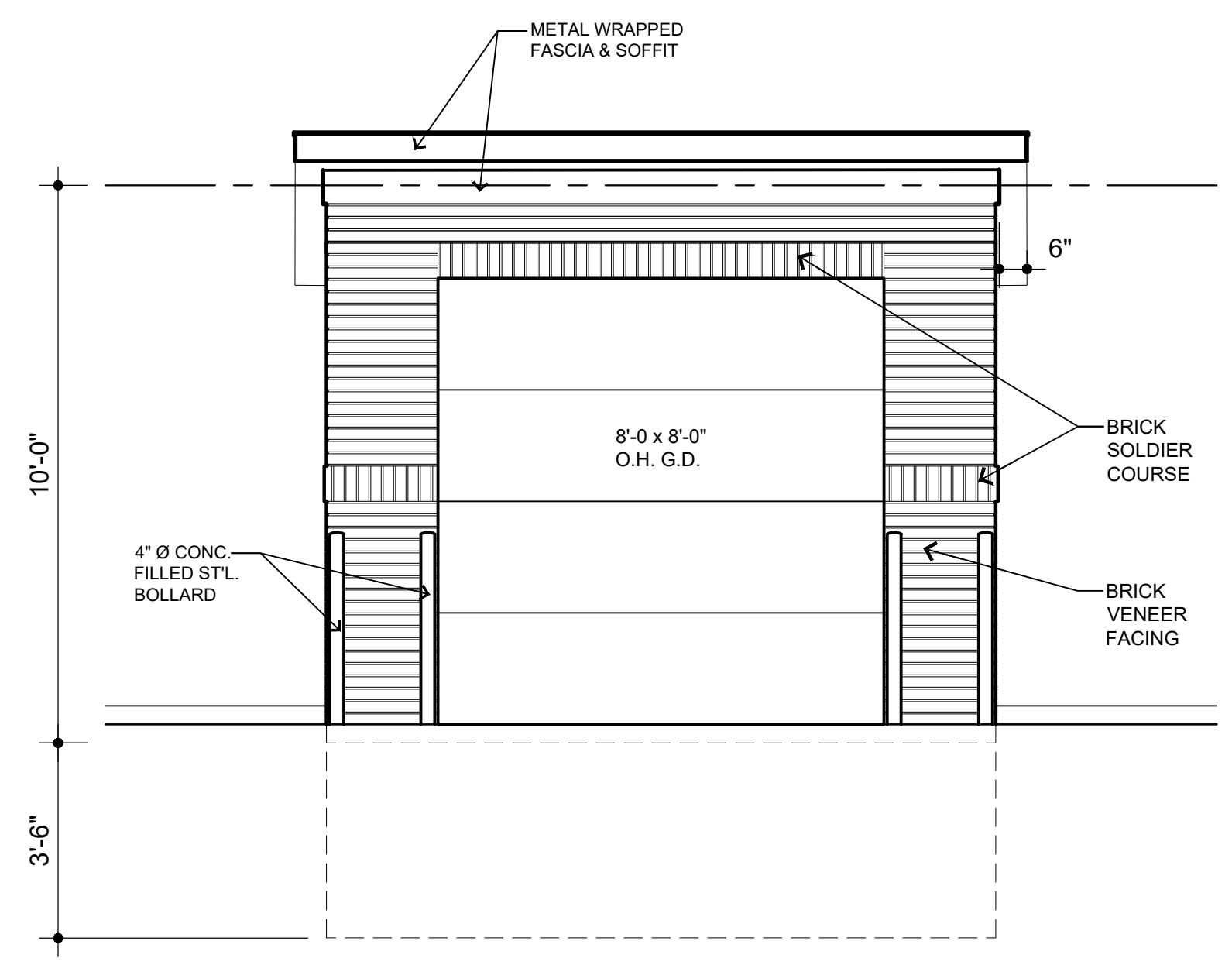
1/A100 trash enclosure floor plan  
SCALE: 3/8"=1'-0"



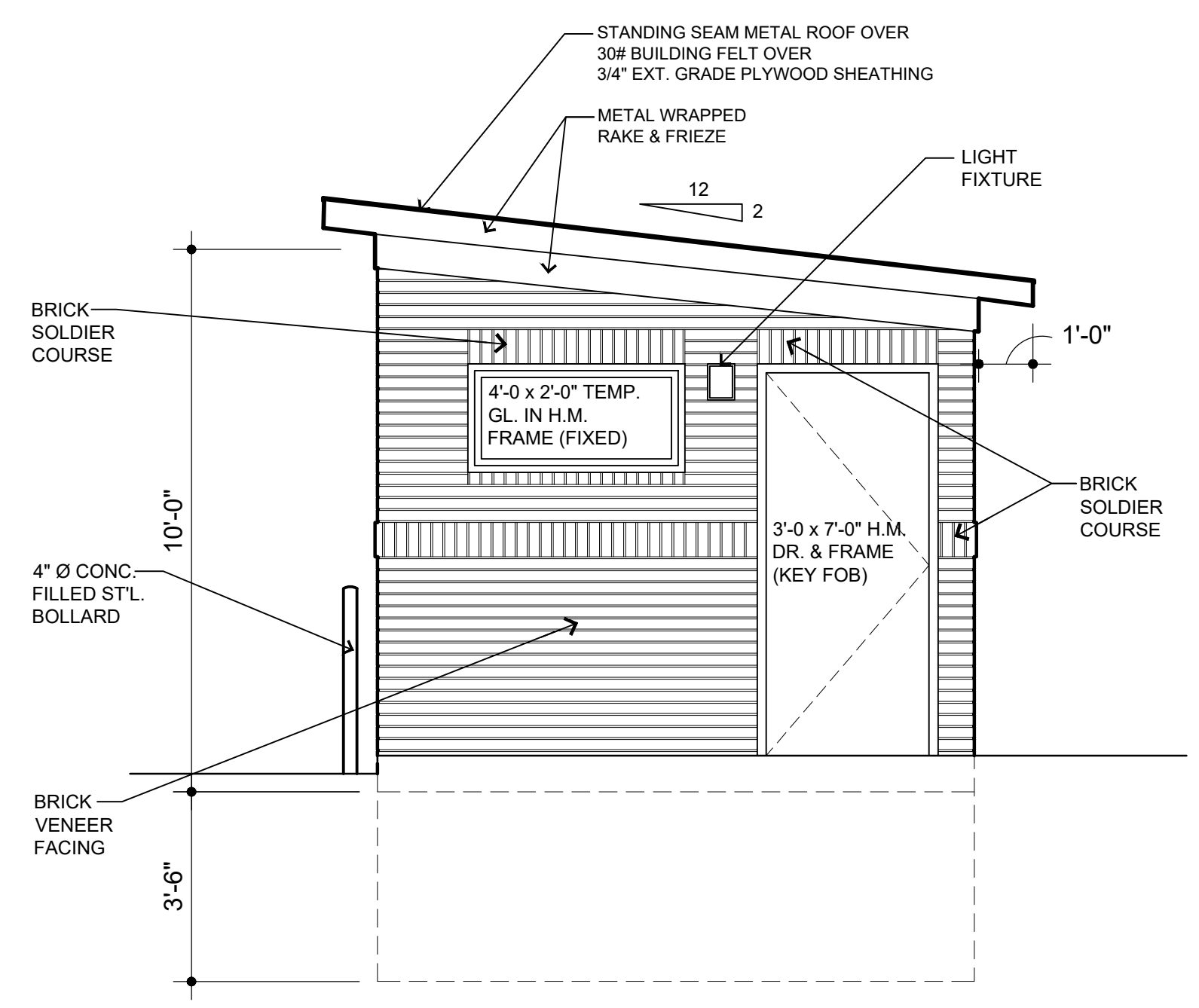
2/A100 foundation plan  
SCALE: 3/8"=1'-0"



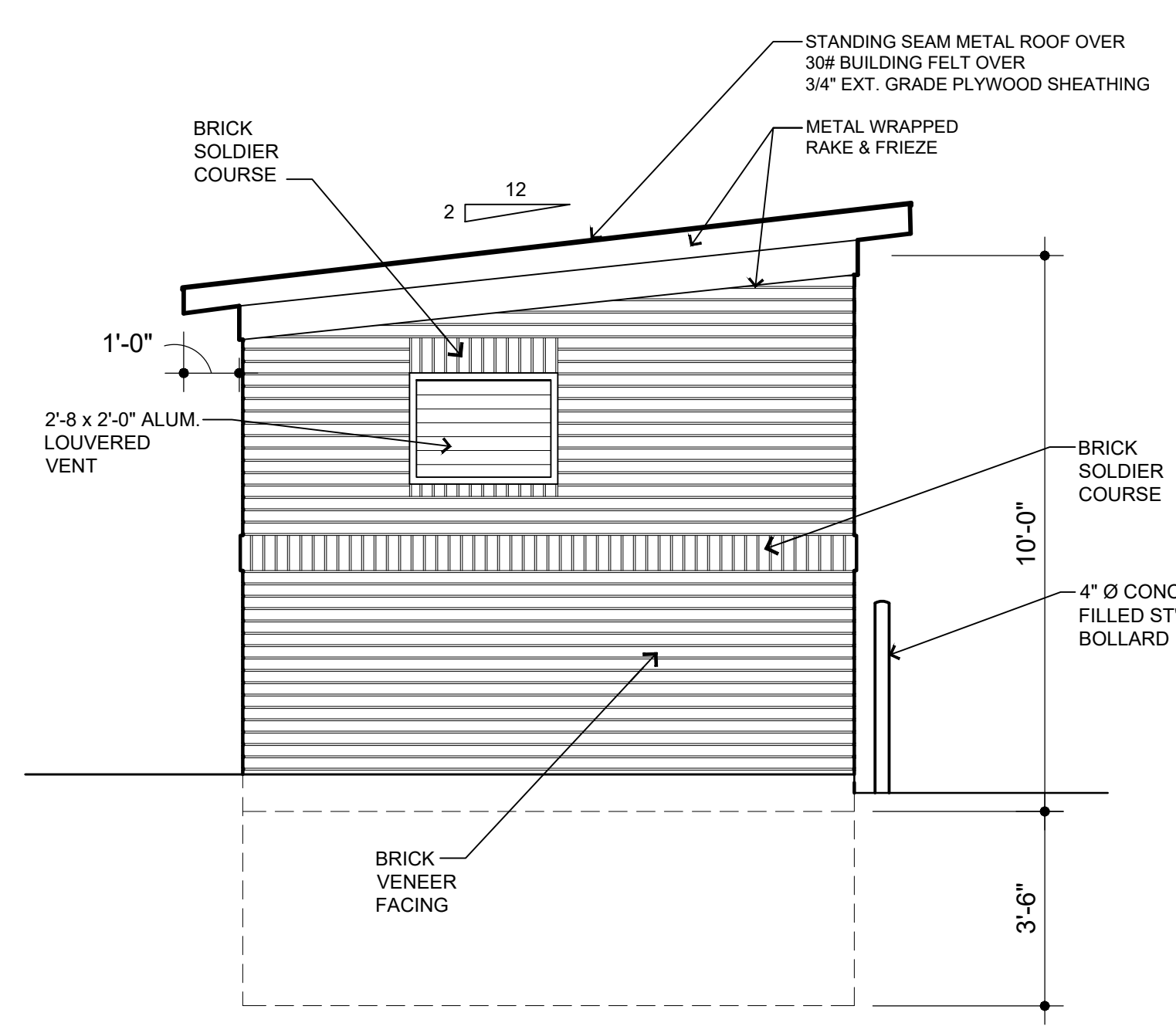
3/A100 rear elevation  
SCALE: 3/8"=1'-0"



4/A100 front elevation  
SCALE: 3/8"=1'-0"



5/A100 right elevation  
SCALE: 3/8"=1'-0"



6/A100 left elevation  
SCALE: 3/8"=1'-0"

PERMIT REVISED	02/10/22
PERMIT	05/15/21
DESCRIPTION	DATE
PROJECT	
Trash Enclosure	
931 Covington Drive Detroit, MI 48203	
CLIENT	
RCI Covington Apartments, LLC 10 E. Main Street Ste. 201 Bridgeport, CT 06608	
SHEET TITLE	
931 TRASH ENCLOSURE PLAN & ELEVATIONS	
SHEET NUMBER	
A100	