

November 19, 2022

Historic District Commission
City of Detroit – Planning and Development Department
2 Woodward Avenue, Suite 808
Detroit, MI 48226

RE: 229 Edmund Place Carriage House Revisions November 2022

Ms. Ross, HDC Commissioners and HDC team members:

My HDC Project Review Request (PRR) to restore the Henry Glover House in Brush Park was previously approved by the Historic District Commission in May 2018 (Application Number 18-5549).

My HDC Project Review Request (PRR) to construct the Henry Glover House Carriage House and Landscaping Plans was previously approved by the Historic District Commission in June 2020 (Application Number 20-6729).

This document and the accompanying attachments seek HDC's support and approval for (1) increasing the previously approved 4 space side parking area to 6 spaces along with updated landscaping plans and (2) minor floor plan and resulting elevation changes to the Carriage House design due to DTE Energy power line setbacks not identified during the P&DD review and BSEED permitting process.

Accompanying attachments to this document are as follows:

1. **229 Edmund Place HDC PRR 20221119 vF** – project review request application.
2. **229 Edmund Place Parking Area and Landscape Comparison**– compares 2020 HDC approved site plan and landscape design with proposed plans.
3. **229 Edmund Place Carriage House Comparison** – compares 2020 HDC approved site plan with elevations and floor plans to proposed site plan with elevations and floor plans.

My June 2020 approved PRR covered a 4-space side parking area with landscaping plan and the construction of a 6 car carriage house, with a 2nd floor condominium and 3rd floor rooftop deck.

The proposed revisions by area are summarized in the tables below.

Parking and Landscaping

June 2020 HDC Approved	Proposed Revision	Comment
4 space angled side yard parking	Increase parking area to 6 spaces in the side yard	Oversight to not include 1 outdoor parking space for each condominium.
Natural gas side yard patio area fire table	Replace with wood burning fire pit	<p>DTE Energy Gas installed a 6-position manifold and main line connection before I could increase it to include a 7th location for a “house common” gas meter.</p> <p>It was not administratively desirable to allocate Unit 1’s monthly gas invoice (unit closest to the proposed fire table) between Unit 1’s consumption and which other Unit(s) utilized the fire table during any given month.</p> <p>See section 1 below for fire pit information.</p>
Front sidewalk brick columns separating front 4’ wrought iron fencing	<p>No brick columns separating 4’ high fencing</p> <p>Fencing design still the same, but material change from wrought iron to aluminum or metal</p>	<p>At the time, we estimated to have sufficient salvaged from onsite bricks to leverage for the front sidewalk brick columns. This is no longer the case. In addition, with the natural gas lines run near the city sidewalk, support for the brick columns would need to be hand dug, at considerable incremental cost.</p> <p>We have been unable to source vintage wrought iron fencing in sufficient lengths to complete the front sidewalk area. In the event we are unable to source them by springtime 2023, we are requesting approval to use a similarly designed aluminum or metal fencing.</p> <p>See Section 2 below for fence information.</p>
Azek brand permeable and standard pavers in Waterwheel and Redwood colors	Switch to Fendt brand permeable (Limestone blend) and standard pavers (Burgundy blend) based on selected paver contractor.	See Section 3 below for paver information.
Landscape Plan screening 4 space side yard parking area	Landscape plan screening 6 space side yard parking area.	<p>The file 229 Edmund Place Parking Area and Landscape Comparison demonstrates that the design and plantings are the same, simply shifted towards the south.</p> <p>Section 4 below lists the plantings to be used.</p>

Carriage House

Due to unknown DTE Energy power line setbacks at the alley, the design of the carriage house had to be slightly updated.

Previously, the setback from the alley was at 3', while general communication cables require a 5' setback. In addition, setbacks from the size of secondary power lines adjacent to 229 Edmund Place needed to be 7' versus 3'.

Due to the existing decks on the rear addition, I couldn't simply move the carriage house back 4'. The resulting design changed the "middle" section of the carriage house (i.e., the section closest to the rear decks) from having a bump out of 2' to have a bump in of 2'.

The eastern and western thirds of the 2nd floor of the house remain unchanged floor plan wise but

The previously approved stairs to the 3rd floor to access the rooftop deck and the rooftop deck location also had to be changed to accommodate 7' clearance from the secondary power lines. The resulting design changed to having a small area on the 3rd floor for the furnace and a powder room, along with moving the deck to the south side of the roof.

Jun 2020 HDC Approved	Proposed Revision	Comment
Overall Dimension: 23' 8" x 75' 5"	Overall Dimension: 23' 6" x 75' 5"	Eastern and Western thirds remain 23' 6" wide. The middle section, however, is now 19' 6"
Garage ceiling height elevation: 11'	Garage ceiling height elevation: 10'	Reduced garage ceiling height back to 10' as to avoid the garage door tracks and be functional for a car lift, the ceiling height would need to be closer to 13'. Or the garage would need to be 28' deep.
Rooftop utilization: Private rooftop deck for carriage house 6 th condominium unit	3 rd floor now includes ~12' x 17' area, including the furnace room, a powder room, and a door to the rooftop deck. The rooftop was also re-positioned to maintain maximum distance from the power lines.	Maintain market competitiveness with nearby developments
Exterior: No changes	Exterior: No changes	Will utilize brick reclaimed from rear addition demolition (or of similar nature to meet required quantities)

Roof style and material: No changes	Roof style and material: No changes	No changes

In addition to the information below, I believe this to be an accurate reflection of the proposed revisions.

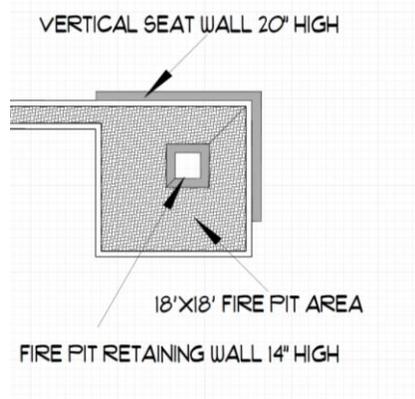
Please let me know if you have any questions or require additional documentation.

Sincerely,

Doug Quada
New Beginnings Land Development, LLC
808 Chesterfield Avenue
Birmingham, MI 48009

Section 1 – Firepit area vs. Fire Table

A sitting area will be constructed using the Fendt Holland Burgundy blend pavers. A vertical seat wall and 14" high fire pit will be constructed with the same pavers and capped with limestone pieces.

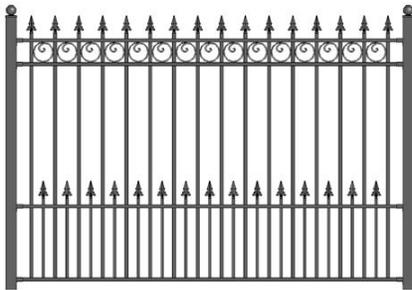


Section 2. Fence Information

As per the June 2020 submission, I will install a 4' high fence along the sidewalk and along the front setback sides. On the east side, I will transition to a 6' high fence at the front setback point. On the west side, the 4' high fence will connect to the neighboring lot's 6' high fence.

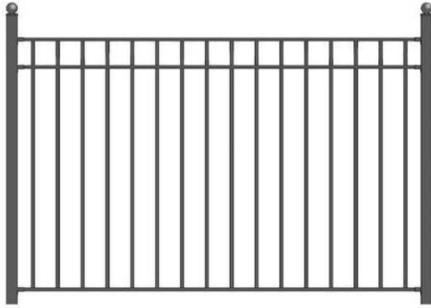
Sidewalk and East and West property lines up to front face of the house

- 4' H x 8' L sections of black, aluminum or metal fencing in like the photo below. Front gate at sidewalk will be of similar pattern and style.



East and West Property Lines from front face of house to Rear property Line

- 6' H x 10' L sections of aluminum fencing with powder-coat of black paint like the photo below.



Section 3 Fendt Permeable and Standard Pavers

The permeable parking area will utilize Fendt's Eco-Friendly pavers in a limestone blend color, as below.



The front approach, sidewalk to the side porch and the sitting area will use Fendt's Holland pavers in a burgundy blend color as below.



Section 4 – Provide species name for all new landscaping

Evergreen trees screening along east property line – Emerald green arborvitae

Flowering ornamental trees – Eastern redbud

Evergreen trees between parking area and fire pit – Weeping Alaskan Cedar

Multi-stem flowering ornamental trees - Kousa dogwood tree

Shade Trees – Autumn blaze red maple and white oak

Planting beds to include a variety of perennials including azaleas, rhododendrons, salvia, black-eyed Susans, phlox and cone flowers