



# HISTORIC DISTRICT COMMISSION APPLICATION FOR WORK APPROVAL

City of Detroit - Planning & Development Department  
2 Woodward Avenue, Suite 808  
Detroit, Michigan 48226

**APPLICATION ID**

HDC2025-00458

**PROPERTY INFORMATION****ADDRESS(ES):** 3290 Sherbourne Rd. Detroit, MI**HISTORIC DISTRICT:** Sherwood Forest**SCOPE OF WORK: (Check ALL that apply)**

- |  |   |  |   |  |                                |
|--|---|--|---|--|--------------------------------|
| <input type="checkbox"/> Windows/<br>Doors | <input type="checkbox"/> Walls/<br>Siding | <input type="checkbox"/> Painting        | <input type="checkbox"/> Roof/Gutters/<br>Chimney | <input type="checkbox"/> Porch/Deck/Balcony  | <input type="checkbox"/> Other |
| <input type="checkbox"/> Demolition        | <input type="checkbox"/> Signage          | <input type="checkbox"/> New<br>Building | <input type="checkbox"/> Addition                 | <input checked="" type="checkbox"/> Site Improvements<br>(landscape, trees, fences,<br>patios, etc.) |                                |

**BRIEF PROJECT DESCRIPTION:**

This project proposes landscape renovations to the front and rear yards at 3290 Sherbourne Rd.

Front yard renovations include replacement of plants and overgrown vegetation in existing beds adjacent to the house. New planting beds adjacent to the public sidewalk frame the house entry walk and anchor the driveway entrance. Turfgrass lawn in the front and eastern side yards, along with the roadway parking strip, will be replaced with low growing no-mow native lawn species. New ornamental and deciduous shade trees add spatial definition, frame the home's entry, and provide summer shading for the home's south facade.

**APPLICANT IDENTIFICATION****TYPE OF APPLICANT:** Architect/Engineer/Consultant**NAME:** Chris Mueller**COMPANY NAME:** Natural Community Services**ADDRESS:** 57835 Eight Mile W**CITY:** Northville**STATE:** MI**ZIP:** 48167**PHONE:** +1 (206) 619-7063**EMAIL:** chris@naturalcommunityservices.com**I AGREE TO AND AFFIRM THE FOLLOWING:**

- ☒ I understand that the failure to upload all required documentation may result in extended review times for my project and/or a denied application.
- ☒ I understand that the review of this application by the Historic District Commission does not waive my responsibility to comply with any other applicable ordinances including obtaining appropriate permits (building, sign, etc.) or other department approvals prior to beginning the work.
- ☒ I hereby certify that the information on this application is true and correct. I certify that the proposed work is authorized by the owner of record and I have been authorized to make this application as the property owner(s) authorized agent.

Signed by:

Chris Mueller

Natural Community Services

07/08/2025

SIGNATURE

DATE

57835 Eight Mile W

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MI

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Questions? Contact us at [hdc@detroitmi.gov](mailto:hdc@detroitmi.gov) or (313)224-1762

**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.**

## PROJECT DETAILS – TELL US ABOUT YOUR PROJECT

**Instructions: Add project details using the text box in each section. If your details exceed the space provided, attach the details via the attachment icon for that section.**

### ePLANS PERMIT NUMBER:

(only applicable if you've already applied for permits through ePLANS)

n/a

## GENERAL

### 1. DESCRIPTION OF EXISTING CONDITION

*Please tell us about the current appearance and conditions of the areas you want to change. You may use a few sentences or attach a separate prepared document on the right. (For example, "existing roof on my garage is covered in gray asphalt shingles in poor condition.")*

The existing landscape is relatively non-descript and lacks significant character defining features. Existing planting beds in the front yard are edged by low dry-stacked flag stone walls, which will remain / be repaired. Existing plantings in the front beds are minimal and overgrown by weeds and invasive species. A mature flowering dogwood can be found near the front entry walk and is to remain. A large elm can be found in the parking strip and is to remain. The remainder of the landscape is covered primarily by turfgrass that is in fair condition.

See attached plans for additional site photographs (Sheets L3.0 and L3.1)

### 2. PHOTOGRAPHS

*Help us understand your project. Please attach photographs of all areas where work is proposed.*



### 3. DESCRIPTION OF PROJECT

*In this box, tell us about what you want to do at the areas described above in box #1. (For example, "Install new asphalt shingle roofing at garage.")*

See attached Project Description.



### 4. DETAILED SCOPE OF WORK


*In this box, please describe all steps necessary to complete the work described in box #3. (For example, "remove existing shingles, replace wood deck as necessary, replace wood eaves, install roof vents, replace rotted fascia boards, paint, clean worksite.")*

Remove select existing vegetation and lawn, repair stone bed edging as needed, cut new bed edges, excavate small raingarden and swales, install gravel surfacing, install planting soil, install trees and shrubs, install herbaceous ornamental plants, install native no-mow lawn (plants and seed).

### 5. BROCHURES/CUT SHEETS

*Please provide information on the products or materials you are proposing to install. For example, a brochure on the brand and color of the shingles proposed.*

ADDITIONAL DETAILS

|   |  |
|---|--|
|   |  |
|   |  |
| <div>8. SITE IMPROVEMENTS</div> <div><i>If site improvements are proposed, please provide any relevant site improvement plans pertaining to your project.</i></div> | <div></div> |
|   |  |

## **Project Description:**

This project proposes landscape renovations to the front and rear yards at 3290 Sherbourne Rd.

Front yard renovations include replacement of plants and overgrown vegetation in existing beds adjacent to the house. New planting beds adjacent to the public sidewalk frame the house entry walk and anchor the driveway entrance. Turfgrass lawn in the front and eastern side yards, along with the roadway parking strip, will be replaced with low growing no-mow native lawn species. New ornamental and deciduous shade trees add spatial definition, frame the home's entry, and provide summer shading for the home's south facade.

Rear yard renovations include replacement of existing turfgrass and plantings with new planting beds and a compacted gravel seating area. New ornamental and evergreen trees add spatial definition, privacy, and shade. New shrubs provide additional privacy, bird habitat, and seasonal interest. Runoff from adjacent downspouts is routed to small raingardens and swales to encourage infiltration. Overgrown vegetation on the west side of the garage is removed to create a multi-purpose storage area with new screen plantings.

All proposed plantings are native ornamental species selected to reduce maintenance, improve bird habitat, and enhance the overall aesthetic quality of the landscape.





SHEET INDEX

- L1.0 - LANDSCAPE SITE PLAN
- L2.0 - PLANT LIST AND NOTES
- L3.0 - EXISTING CONDITIONS PHOTOS - FRONT
- L3.1 - EXISTING CONDITIONS PHOTOS - REAR



NCS  
NATURAL COMMUNITY SERVICES

57835 Eight Mile W.  
Northville, MI 48167

248.513.1909

NaturalCommunityServices.com

**WAGNER-KAISER RESIDENCE**

Landscape Renovation

3290 Sherbourne Rd.  
Detroit, MI 48221

REVISION

| NO:       | DATE:       | DESCRIPTION: |
|-----------|-------------|--------------|
| DRAWN BY: | CHECKED BY: |              |
| JB/CM     | CM          |              |

NCS PN:

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7/8/2025

**LANDSCAPE SITE PLAN**

**L1.0**

1 OF 4



PLANT LIST

Trees

| Qty | Sym | Common Name         | Scientific Name                   | Size    | Root         | Notes  |
|-----|-----|---------------------|-----------------------------------|---------|--------------|--|
| 6   | A   | Serviceberry        | Amelanchier laevis                | 8' Ht   | B&B or Cont. | Multi-stem. Alt - Autumn Brilliance                    |
| 1   | QI  | Shingle Oak         | Quercus imbricaria                | 7 Gal   | Cont.        |  |
| 1   | QR  | Red Oak             | Quercus rubra                     | 2" Cal. | B&B          |  |
| 2   | T   | Eastern White Cedar | Thuja occidentalis (Cultivar TBD) | 6-7' Ht | B&B          | Fairview', 'Brabant' , 'BailJohn' or 'Nigra & Emerald' |

Shrubs

| Qty | Sym | Common Name            | Scientific Name                    | Size  | Root  | Notes         |
|-----|-----|------------------------|------------------------------------|-------|-------|---------------|
| 4   | A   | Black Chokeberry       | Aronia melanocarpa                 | 5 Gal | Cont. | Well Branched |
| 23  | C   | Arctic Fire Dogwood    | Cornus sericea 'Arctic Fire'       | 5 Gal | Cont. | Well Branched |
| 15  | R   | Gro-low Fragrant sumac | Rhus aromatica 'gro-low'           | 5 Gal | Cont. | Well Branched |
| 4   | V   | Arrowwood Viburnum     | Viburnum dentatum 'Chicago Lustre' | 7 Gal | Cont. | Well Branched |

Herbaceous Perennials

| Qty            | Sym | Common Name         | Scientific Name    | Size  | Root         | Notes                          |
|----------------|-----|---------------------|--------------------|-------|--------------|--------------------------------|
| Flowers        |     |                     |                    |       |              |                                |
| 100            | AL  | Nodding Wild Onion  | Allium cernuum     | Plug  | 10 Cell Flat |                                |
| 270            | AN  | Canada Anemone      | Anemone canadensis | Plug+ | 10 Cell Flat |                                |
| 55             | E   | Purple Coneflower   | Echinacea purpurea | 1 Gal | Cont.        |                                |
| 380            | GE  | Wild Geranium       | Geranium maculatum | Plug  | 38 Cell Flat |                                |
| Sedges & Ferns |     |                     |                    |       |              |                                |
| 114            | CB  | Common Wood Sedge   | Carex blanda       | Plug  | 38 Cell Flat | Low - Bed edges and raingarden |
| 76             | CP  | Pennsylvania Sedge  | Carex pensylvanica | Plug  | 38 Cell Flat | Low - Bed edges and raingarden |
| 100            | CP2 | Plantain-Leaf Sedge | Carex plantaginea  | Plug+ | 10 Cell Flat | Low - Bed edges                |
| 38             | O   | Sensitive Fern      | Onoclea sensibilis | 1 Gal | Cont.        |                                |

No-Mow Native Lawn

| Qty | Sym | Common Name        | Scientific Name    | Size | Root         | Notes                 |
|-----|-----|--------------------|--------------------|------|--------------|-----------------------|
|     | JT  | Path Rush          | Juncus Tenuis      | n/a  | Seed         | Seed entire lawn area |
| 608 | CE  | Ivory Sedge        | Carex eburnea      | Plug | 38 Cell Flat |                       |
| 608 | CP  | Pennsylvania Sedge | Carex pensylvanica | Plug | 38 Cell Flat | Alt. C. woodii        |
| 532 | CR  | Eastern star sedge | Carex radiata      | Plug | 38 Cell Flat |                       |

SITE PREPARATION & GENERAL NOTES

1. Spray and till all existing lawn areas prior to planting. Rake smooth and remove all lawn thatch and debris from surface.

2. Cut "V" notch bed edges for new front beds.

3. In shrub and herbaceous beds, remove soil from along all pavement edges to allow finished mulch elevation to be +/- 1" below pavement surface.

4. In native lawn areas, remove soil from along all pavement edges to allow finished grade of soil to be +/- 1" below pavement surface.

5. Remove all vegetation from existing front beds (except 4-5 Hop vines). If any stumps are too large to remove, cut flush with soil surface and treat to prevent regrowth.

BOULDER OUTCROP NOTES

1. All outcrop boulders to be Michigan Boulders.

2. Bury bottom 1/3 (+/-) of boulder and backfill for natural appearance.

3. Compact soil around entire perimeter below rock with sledge hammer or similar.

MULCH & BLANKET NOTES

1. Install biodegradable straw blanket (ECB) in all native lawn areas (after seed installation and before plug installation). Cut blankets to tightly meet pavement and bed edges.

2. Install 4" depth x 42" diameter mulch ring around all new trees.

3. Install 4" depth x 2' diameter mulch ring around all shrubs.

4. Install 2" depth mulch in Herbaceous Mix and Raingarden areas.

5. Ensure mulch covers root ball, but does not touch bark of new woody plants.

HERBACEOUS PLANTING NOTES

1. Landscape Architect to layout all plants in the field.

2. Install herbaceous plants in groups of 3-15 plants of the same species.

3. Install species groups in a random pattern within each mix area. Distribute species groups across entire planting area.

4. Sedges and grasses to be distributed evenly and inter planted across all herbaceous planting areas.

5. Overall spacing 12" on center.

6. Herbaceous planting to extend into shrub and tree areas to provide understory cover.



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PLANT LIST  
AND NOTES

L2.0

2 OF 4







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EXISTING CONDITIONS  
PHOTOS - FRONT

L3.0

3 OF 4



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Detroit, MI 48221

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EXISTING CONDITIONS  
PHOTOS - REAR

## L3.1



