



Your application for work at 892 W Boston Boulevard, Detroit



ET

Ellen Thackery

To: Brendan Britt <bbritt@duldesign.com>



Reply



Reply all



Forward



Thu 4/30/2026 3:19 PM

Good afternoon.

Your application is scheduled to be heard at the Detroit Historic District Commission meeting on **Wednesday, May 13, 2026 at 4:30 PM**. Your application is subject to a public hearing.

This meeting will be held in person at the Coleman A. Young Municipal Center but can be attended by applicants online, via Zoom. We recommend that applicants attend in person if possible. After 5:00 PM, the only entrance to the building is via the Randolph Street entrance. Please respond to this email letting us know which members of your applicant team expect to join via Zoom, so they can be identified by our staff for "promotion" to the webinar panel at the appropriate time.

Historic District Commission Meeting Details:

Wednesday, May 13, 2026 at 4:30 PM

(In person) - Coleman A. Young Municipal Center, 2 Woodward Ave, Detroit, MI 48226, Erma Henderson Auditorium, 13th floor

(Via Zoom) - Meeting Link: <https://cityofdetroit.zoom.us/j/532007617>

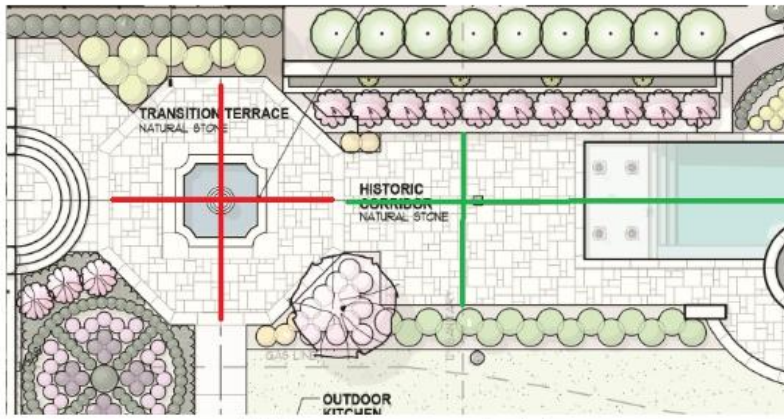
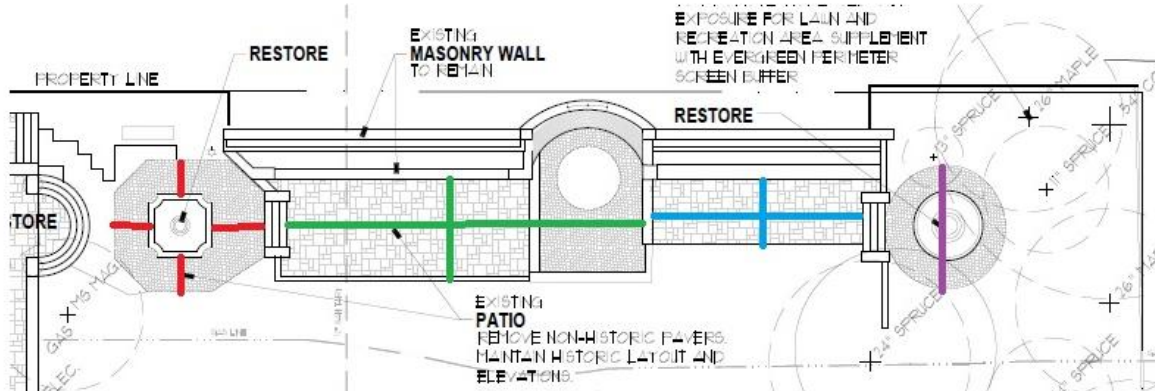
(By Phone) - 312-626-6799 (Meeting ID # 532007617)

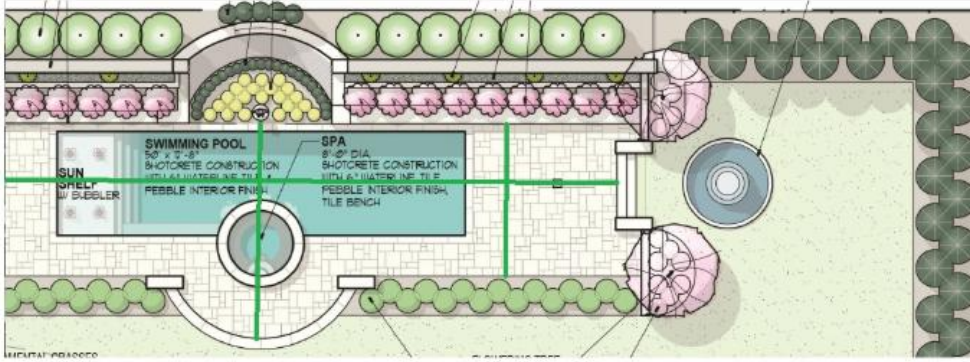
Going forward with your application, I will be your primary Historic District Commission (HDC) staff contact for this specific application. Please be aware that HDC staff will conduct a field visit to view and photograph the property from the public sidewalk (right-of-way). Also, could you please clarify some specific details and/or supply additional information by **Monday, May 4** by the end of the day?

- For the stone cleaning, please confirm whether a household hose or a powerwasher will be used for rinsing. (If a powerwasher will be used, please specify the pressure proposed.)
- What are the dimensions of the existing, following components: transition terrace, patio, and path to the north fountain? (See below marked-up, black and white screenshot from your materials of the areas shown in red, green, and blue.)
- What are the dimensions of the proposed, following components:
 - transition terrace and
 - patio/pool deck, both in front of the historic wall and at its widest, rounded point? (See your below color rendering as a screenshot and marked with my red and green lines.)
- It looks to me like the grade will change from the way it is currently. It looks to me like in the proposal, the steps down from the house will lead to the transition terrace and there will be no grade change again until the steps to the north fountain. Is that correct? (Currently, there are small grade changes with steps from the transition terrace to patio, from patio to walk to north fountain, and again to the north

fountain.)

- Do you have a dimensioned drawing for the proposed replicated limestone feature for the south fountain?
- For the north fountain, is the lions base proposed to remain and the Haddonstone bowl proposed to replace the damaged bowl? If so, are any simpler fountain bowls available for the north fountain for the lions base? (The historic photos show a simple and shallower bowl than the proposed bowl.)
- Do you have a drawing of how the restored north fountain will look when complete? If so, could you please share it?





Thank you very much, and please let me know of any questions or concerns. Thank you again.

Ellen

Ellen Thackery

Planner III, Historic Preservation | Planning & Development | City of Detroit
Coleman A. Young Municipal Center, 2 Woodward Ave. Suite 808, Detroit, MI 48226
www.detroitmi.gov/hdc
ellen.thackery@detroitmi.gov
Mary Sheffield, Mayor





Brendan Britt <BBritt@DulDesign.com>

To: Ellen Thackery



Fri 5/1/2026 2:12 PM

You replied on Mon 5/4/2026 12:01 PM

Ellen,

Thank you for your email. We will address your comments on Monday and have them back to you by end of the day.

Thank you,

Brendan D. Britt

LANDSCAPE DESIGNER



E: bbritt@duldesign.com

C: 248.933.8036

O: 248.644.3410

We are pleased to announce our new location:

Dul Landscape Architecture

74 W. Long Lake Rd., Suite 104

Bloomfield Hills, MI 48304

duldesign.com





Ellen Thackery

To: Brendan Britt <BBritt@DulDesign.com>

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Mon 5/4/2026 12:01 PM

Thank you. I should have included the Commission's masonry cleaning guidelines. They are at <https://detroitmi.gov/sites/detroitmi.localhost/files/2018-11/Masonry%20Cleaning%20Guideline1.pdf>. I realize that these typically apply to the building's materials, but in this case, the stone porches, steps, plazas, etc are such important historic features of the property that these guidelines apply to the stone cleaning around the property that you are proposing. You'll see that we'll need a description as to the goal of the cleaning, the description of the active ingredient in Klentzone, a description of the rinse, and the pressure (in PSI) of the rinse. Test patches are required. Your description of the cleaning of the stone should acknowledge how the neighboring and perpendicular surfaces (like the house walls when cleaning the porch's stone) will be protected. You'll see that the guidelines include this language:

Chemical cleaning is permissible provided:

1. That the cleaning contractor submit written guarantees stating that any damage that might be caused to adjacent glass, stone, brick, stucco, wood, paint, foundation plantings (landscaping) or other building or plant materials, shall be repaired in an appropriate manner as determined by the Historic District Commission. If the contractor gives financial remuneration to the property owner in lieu of making physical repairs, the property owner will then be responsible for making those repairs. A set time limit for completing these repairs may be given by the Commission.
2. That the cleaning method proposed is not one that is known to cause damage to the type of material that is intended to be cleaned.

My apologies that I didn't link you to these last week. Please let me know of questions or concerns. Thank you again.

Ellen

Ellen Thackery

Planner III, Historic Preservation | Planning & Development | City of Detroit

Coleman A. Young Municipal Center, 2 Woodward Ave. Suite 808, Detroit, MI 48226

www.detroitmi.gov/hdc

ellen.thackery@detroitmi.gov

Mary Sheffield, Mayor



...



Brendan Britt <BBritt@DulDesign.com>

To: Ellen Thackery

Cc: Patrick Funke <pfunke@DulDesign.com>; Kyle Morton <kmorton@ashleycapital.com>



Mon 5/4/2026 1:15 PM

i You replied on Tue 5/5/2026 4:19 PM

Ellen, see comments below. Let me know if you have any questions.

Thank you,

Brendan D. Britt

LANDSCAPE DESIGNER



E: bbritt@duldesign.com

C: 248.933.8036

O: 248.644.3410

We are pleased to announce our new location:

Dul Landscape Architecture
74 W. Long Lake Rd., Suite 104
Bloomfield Hills, MI 48304

From: Ellen Thackery <ellen.thackery@detroitmi.gov>
Sent: Thursday, April 30, 2026 3:19 PM
To: Brendan Britt <BBritt@DulDesign.com>
Subject: Your application for work at 892 W Boston Boulevard, Detroit

Good afternoon.

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(Via Zoom) - Meeting Link: <https://cityofdetroit.zoom.us/j/532007617>

(By Phone) - 312-626-6799 (Meeting ID # 532007617)

Going forward with your application, I will be your primary Historic District Commission (HDC) staff contact for this specific application. Please be aware that HDC staff will conduct a field visit to view and photograph the property from the public sidewalk (right-of-way). Also, could you please clarify some specific details and/or supply additional information by **Monday, May 4** by the end of the day?

- For the stone cleaning, please confirm whether a household hose or a powerwasher will be used for rinsing. (If a powerwasher will be used, please specify the pressure proposed.)

Household hose will be used for rinsing. All surrounding elements will be covered with protective cleaning tarp. I flipped through that link you shared. Let me know if other information is needed.

- What are the dimensions of the existing, following components: transition terrace, patio, and path to the north fountain? (See below marked-up, black and white screenshot from your materials of the areas shown in red, green, and blue.)

RED AREA: 342 s.f. existing

GREEN AREA: 955 s.f. existing

BLUE AREA: 360 s.f. existing

PURPLE AREA: 192 s.f. existing

- What are the dimensions of the proposed, following components:
 - transition terrace and patio/pool deck, both in front of the historic wall and at its widest, rounded point? (See your below color rendering as a screenshot and marked with my red and green lines.)

RED AREA 342 s.f. proposed

GREEN AREA (POOL DECK): 1,070 s.f. proposed

BLUE AREA (POOL): 760 s.f. proposed

PURPLE AREA: 0 s.f. proposed (lawn)

- It looks to me like the grade will change from the way it is currently. It looks to me like in the proposal, the steps down from the house will lead to the transition terrace and there will be no grade change again until the steps to the north fountain. Is that correct? (Currently, there are small grade changes with steps from the transition terrace to patio, from patio to walk to north fountain, and again to the north fountain.)

Correct, the grade has been manipulated with walls and steps in the 90's. The original historic photos show this space as a level corridor and our intent is to restore that corridor back to its original grade. The north fountain steps are historic and proposed to remain.

- Do you have a dimensioned drawing for the proposed replicated limestone feature for the south fountain?

We do not have shop drawings for that fountain. We will have to make as built measurements of the fountain and use historical images to determine dimensions and replicate the original scale of the feature.

- For the north fountain, is the lions base proposed to remain and the Haddonstone bowl proposed to replace the damaged bowl? If so, are any simpler fountain bowls available for the north fountain for the lions base? (The historic photos show a simple and shallower bowl than the proposed bowl.)

We can certainly explore other options for the bowls.

- Do you have a drawing of how the restored north fountain will look when complete? If so, could you please share it?

We do not, this would be same situation as the south fountain and upon project approval we would complete these construction drawings.

...



Ellen Thackery

To: Brendan Britt <BBritt@DulDesign.com>

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Tue 5/5/2026 4:19 PM

Thank you. I'll save this and make it available. I may have another question tomorrow, but, for now, can you tell me how wide is the existing path between the low wall that used to be a water feature (and will be a planter) and the opposite side where there is a low stone wall? And then how wide is the proposed patio/pool deck between that same low wall/former water feature and the ornamental grasses on the other side? I want to understand how much wider the "historic corridor" will be from existing to completed. Please let me know if my question isn't clear. Thank you.

Ellen

Ellen Thackery

Planner III, Historic Preservation | Planning & Development | City of Detroit
Coleman A. Young Municipal Center, 2 Woodward Ave. Suite 808, Detroit, MI 48226

🌐 www.detroitmi.gov/hdc

✉ ellen.thackery@detroitmi.gov

Mary Sheffield, Mayor





Brendan Britt <BBritt@DulDesign.com>

To: Ellen Thackery



Wed 5/6/2026 4:42 PM

You replied on Thu 5/7/2026 12:48 PM

Could you mark up on a plan just so I am understanding correctly?

Thank you,

Brendan D. Britt

LANDSCAPE DESIGNER



E: bbritt@duldesign.com

C: 248.933.8036

O: 248.644.3410

We are pleased to announce our new location:

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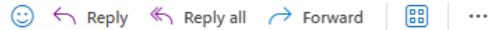
Bloomfield Hills, MI 48304

duldesign.com



Ellen Thackery

To: Brendan Britt <BBritt@DulDesign.com>



Thu 5/7/2026 12:48 PM

Hello. Thanks for your response. I'm interested in understanding how wide the existing patio is between the south fountain and the rounded feature (where the statue is), and how wide the proposed "historic corridor" will be between the west wall planter and the opposite shrubs. I marked the measurements I would like with starred black lines on the existing and proposed drawings below. Is that helpful? Please let me know if not, and thank you very much.

Ellen

ellen.thackery@detroitmi.gov

Mary Sheffield, Mayor



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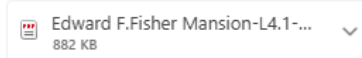
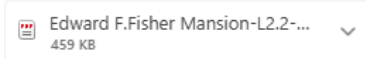
Brendan Britt <BBritt@DulDesign.com>

To: Ellen Thackery



Thu 5/7/2026 1:21 PM

You replied on Thu 5/7/2026 5:53 PM



2 attachments (1 MB) [Save all to OneDrive - City of Detroit](#) [Save All Attachments](#)

Ellen,

See attached PDF's. Proposed is 29-3/4" wider.

Thank you,

Brendan D. Britt
LANDSCAPE DESIGNER



