

STAFF REPORT 7-10-2019 MEETING
APPLICATION NUMBER 19-6239
ADDRESS: 2542 SEMINOLE
HISTORIC DISTRICT: INDIAN VILLAGE
APPLICANT: JEFF KLEIN
DATE OF STAFF VISIT: 07-03-2019

PREPARED BY: B. CAGNEY

PROPOSAL

The Centennial Garden is located on the corner of Seminole and Charlevoix in the Indian Village Historic District. It is owned by the Indian Village Historical Collections, a nonprofit owner of the three parcels of once vacant land that the garden currently occupies. The garden is maintained and operated by the Indian Village Men's and Women's Garden Club. The garden was dedicated in 1995 as the Centennial Garden to celebrate 100 years of the Indian Village neighborhood. The Centennial garden space is bound by a black wrought iron fence, with a gated entrance on Seminole street. **The existing plan of the formal garden is based on a High French or Italian Renaissance design: a symmetrical shape with strong axial nodes and pathways.** A focal point for the Centennial Garden is the **central wrought-iron gazebo** which was added in 2007, replacing the original wood gazebo. The pathways are crushed gravel and bordered by manicured hedges, separating the formal garden from open lawn space.

The applicant states that redesign is necessary because the "1995 design called for numerous beds of annual plants, that cannot be maintained effectively. Also, the original lots were low lying and swampy, which was not addressed in the original design, as a result the lawn floods and is unusable for most of the spring despite many corrective actions attempted. Also, fundamentally this was a Victorian garden design, in a historic neighborhood of arts and crafts or colonial design homes, built post 1900 and mostly in the tens and twenties. It was an attempt to create something that never would have been done when the neighborhood was new."

With the current proposal, the applicant is seeking the Commission's approval to complete the following work associated with a new design for the garden **as per the attached drawings:**

Redesign of the existing non-historic garden:

- The proposed garden utilizes the existing perimeter fence, trellis and gazebo structures
- The plan adds 6 light poles, in the historic "bishop style" as used in Indian Village
- The garden will maintain formal planting areas, but utilize new materials and land forms to create a more dynamic space
 - Walkways will be poured concrete, retaining walls will be closely spaced boulders
- The proposal removes 5 existing trees (3 dead, 2 Norway Maples in poor condition)
- The proposal adds approximately 70 new trees
- The proposed garden layout will feature raised lawns and gardens to address drainage
- The proposed garden layout will add native vegetation that has been selected by a Landscape Architect for reduced levels of maintenance

ELEMENTS OF DESIGN- INDIAN VILLAGE

- (13) *Relationship of significant landscape features and surface treatment.* The typical treatment of individual properties is a flat front lawn area in grass turf, often subdivided by a walk leading to the front entrance, and sometimes with a walk at the side leading to the rear. Materials for such walks are concrete, brick, or stone, or combinations of those materials. Some front yards have rectangular raised earthwork terraces upon which the house stands. These unpaved terraces have sloping embankments or brick and/or stone retaining walls at the change of grade. Foundation plantings, often of a deciduous character, characteristic of the period 1895-1930, are present virtually without exception. Hedges between properties, and ornamental front yard fences or hedges are not uncommon. The American elm is virtually extinct in the district, though once the dominant tree. Replacement trees should be characteristic of the area and period, though only a disease-resistant American elm would be a practical choice. Plantings of new trees should be directed toward the restoration of the former straight-line rows of large trees on the front yards and "tree lawns." Straight side driveways leading from the street to rear garages exist, but alley-facing garages are common, particularly in the southern portion of the district. Where alley-facing garages are common, the lack of driveways lends a unity to the succession of front lawns. Driveway materials include concrete, brick and gravel. Side lots are not uncommon in the district, and a number of these form a part of the original site plan for the residence. Such side lots are usually landscaped, often fenced at or near the setback line, and very occasionally contain paved areas such as a tennis court. The street right-of-way of eighty (80) feet combined with a pavement width of between twenty-four (24) and twenty-nine (29) feet creates wide "tree lawns" or berm areas, which adds to the generous ambience of the urban landscape of the district. Street pavements are now asphalt; cut stone curbs still exist in portions of the district. Alleys are frequently paved with brick, particularly where alley facing garages are common. Fencing ranges widely in type; fencing in public view was generally designed to compliment the style, design material, and date of the residence.
- (14) *Relationship of open space to structures.* Open space in the district occurs in the form of vacant land, a city park, school yards for the Waldorf and Nichols Schools, and side lots. Where an original or early arrangement of a house and grounds included and still includes landscaped lots which form part of the landscaping plan for the residence, such landscaped lots are significant landscape features.
- (22) *General environmental character.* The Indian Village District, with its long, straight streets, its hierarchy of walls of continuity (lamps, trees, buildings) and its large, dignified homes, has an urban, substantial, low density residential character.

RECOMMENDATION

The project is appropriate because it does not destroy any historic materials on site. There are aspects of this proposal that conform to the elements of design for the neighborhood, such as materiality of the concrete walks and the design of the proposed lighting. However, the elements of design for planting new trees and other proposed landscape material is somewhat limited, as it states "Replacement trees should be characteristic of the area and period, though only a disease-resistant American elm would be a practical choice. Plantings of new trees should be directed toward the restoration of the former straight-line rows of large trees on the front yards and "tree lawns." The current proposal varies from this element of design significantly, as many more species of trees are proposed for the garden. This biodiversity is typically a positive aspect when planting trees, as it less likely all trees could die if one species gets a disease.

It is staff's opinion that this project is appropriate based on the Secretary of the Interior's Standards for Rehabilitation Number 9) *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*



Centennial Garden, Entrance,
Staff Photo



Centennial Garden, Entrance,
Staff Photo.



Centennial Garden,
Staff Photo



Centennial Garden,
Staff Photo



Centennial Garden, Existing Trellis and Gazebo, *Applicant Photo*



Centennial Garden, Existing Path Detail, *Applicant Photo*



Centennial Garden, Existing Path Detail, *Applicant Photo*



Centennial Garden, Garden Plot, *Applicant Photo*



Centennial Garden, garden plot, *Applicant Photo*



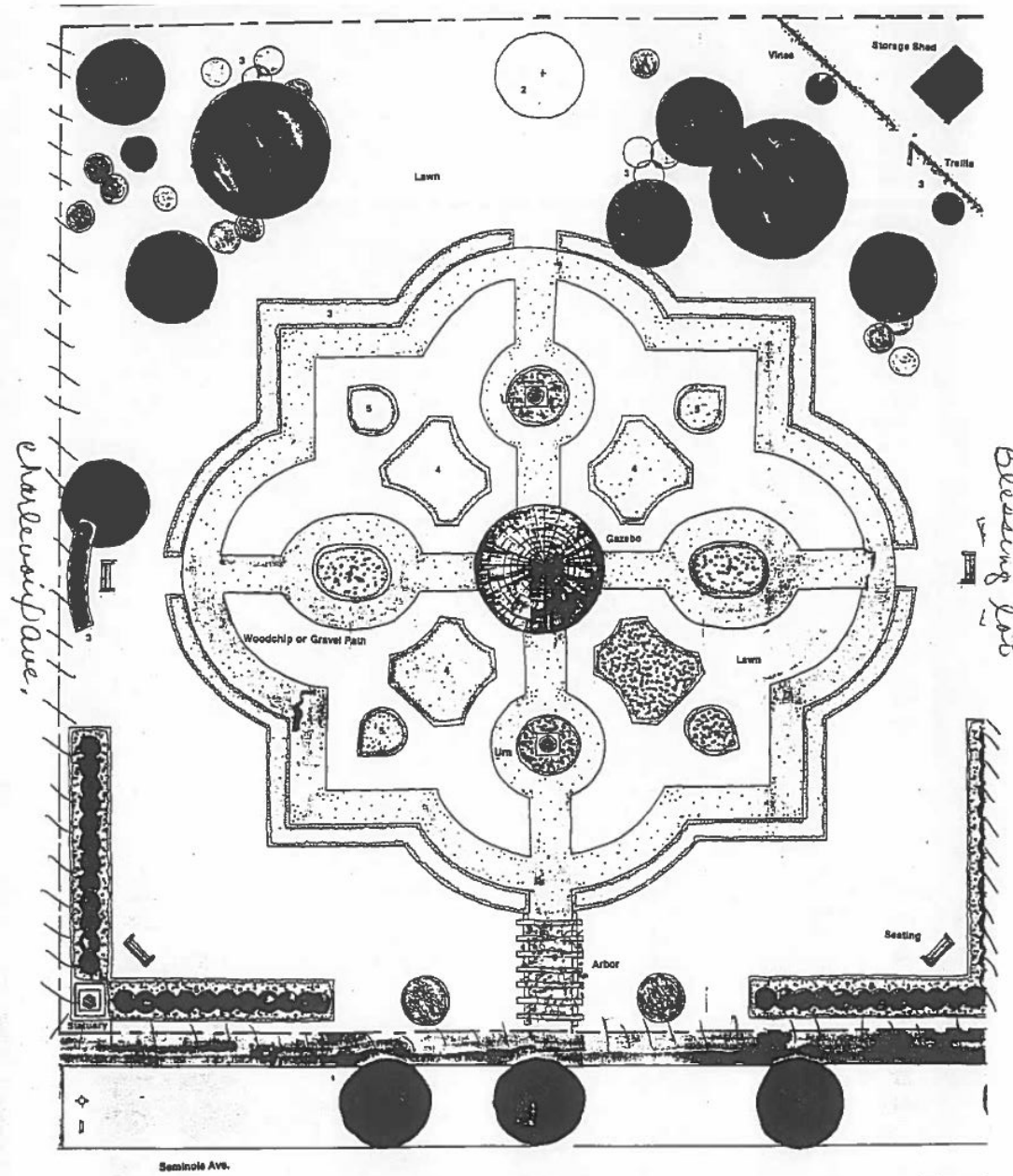
Centennial Garden, Tree in poor health, *Applicant Photo*



Centennial Garden, Tree for removal, *Applicant Photo*



Centennial Garden, Tree for removal, *Applicant Photo*



Blessing Lane

wrought iron fencing along Seminole
 wrought iron fencing along Charlevoix
 Privacy fencing along O'Neil lot line
 Privacy fencing along Blessing lot line up to front of house
 wrought iron fencing along Blessing line from front of house to
 Seminole Ave

34

Original Landscape Plan, HDC files

OWNER(S):
INDIAN VILLAGE COLLECTIONS
MEN'S AND WOMAN'S GARDEN CLUB
C/O FRED KRAGE
1731 SEMINOLE ST.
DETROIT, MICHIGAN, 48214
313.922.8221

CENTENNIAL GARDEN

CORNER OF SEMINOLE AND CHARLEVOIX
DETROIT, MICHIGAN 48214

JUNE 14, 2018

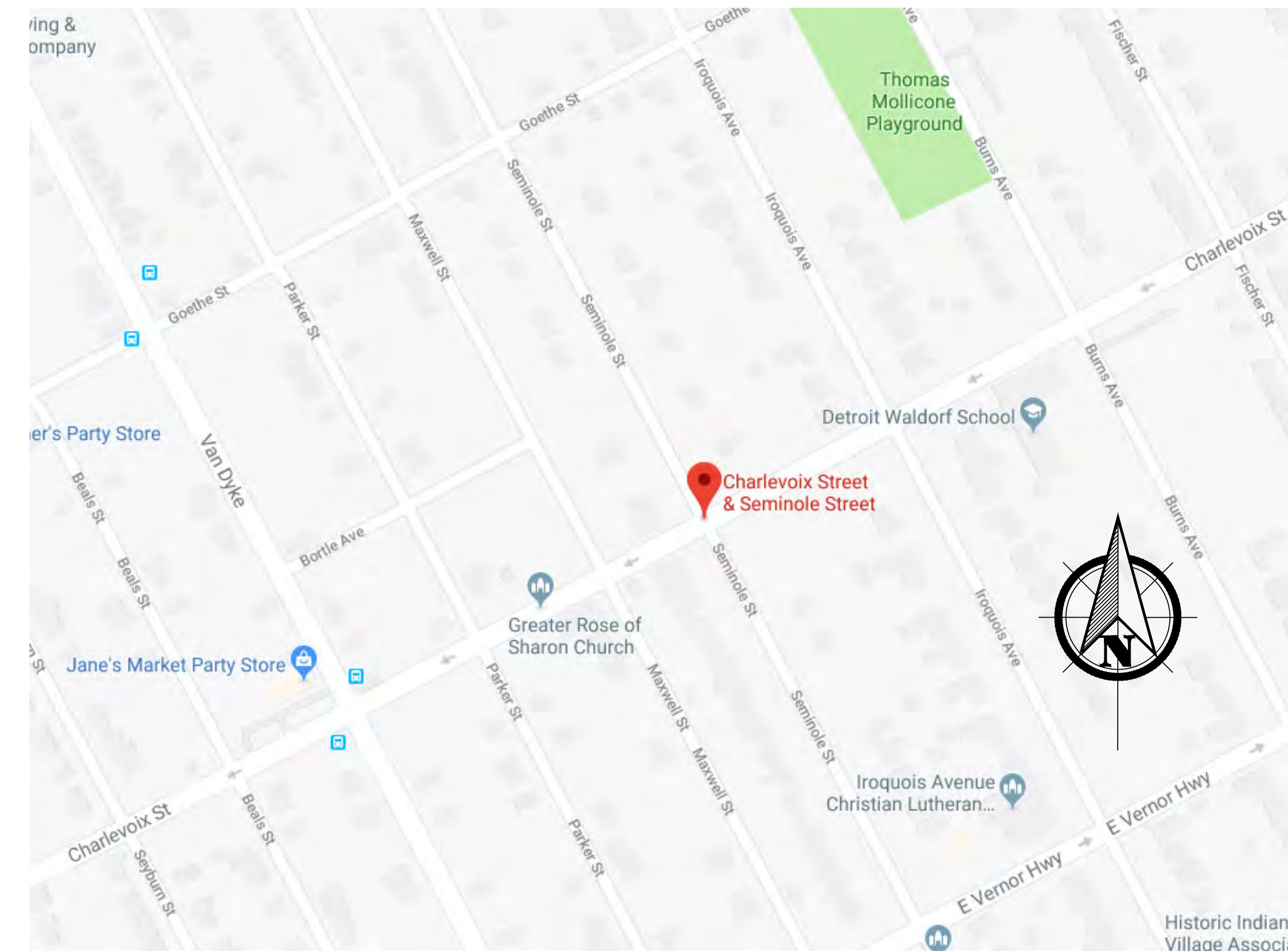
LANDSCAPE ARCHITECT:
JEFF KLEIN ASLA
1759 20TH STREET
DETROIT, MICHIGAN 48216
classicjeff@mac.com
248.761.2922

SHEET INDEX:

- L-1 PLANNING SET
- L-2 SITE CONCEPT
- L-3 SITE LAYOUT
- L-4 TREE PLAN
- L-5 DIMENSIONED LAYOUT + SPOT ELEVATIONS

NOTES:

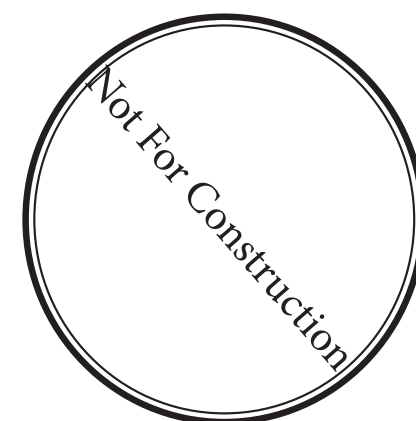
ALL DIMENSIONS MUST BE FIELD VARIFIED FOR ACCURACY



LOCATION

NOTES/REVISIONS:

June 14, 2018
June 23, 2018



DESIGNED BY:

J.K.

JEFF KLEIN
LANDSCAPE ARCHITECTURE

3138 Rosa Parks Blvd. Detroit, Michigan 48216 - phone: 248.761.2922 - email: classicjeff@mac.com

DESIGNED FOR:

CENTENNIAL GARDEN
CORNER OF SEMINOLE AND CHARLEVOIX
DETROIT, MICHIGAN 48214

SCALE:

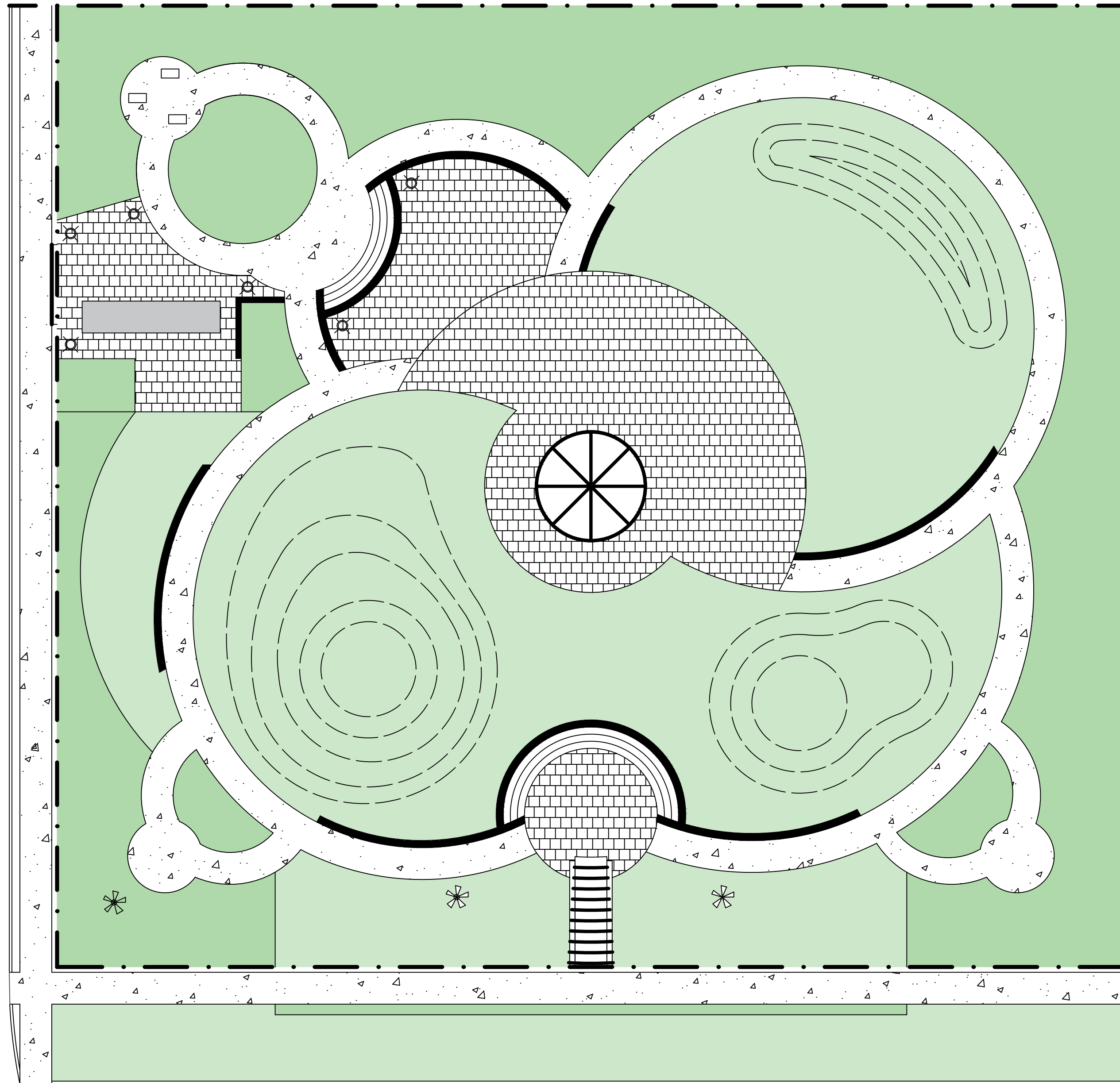
1/16" = 1'-0"

SHEET:

L-1

Planning Set

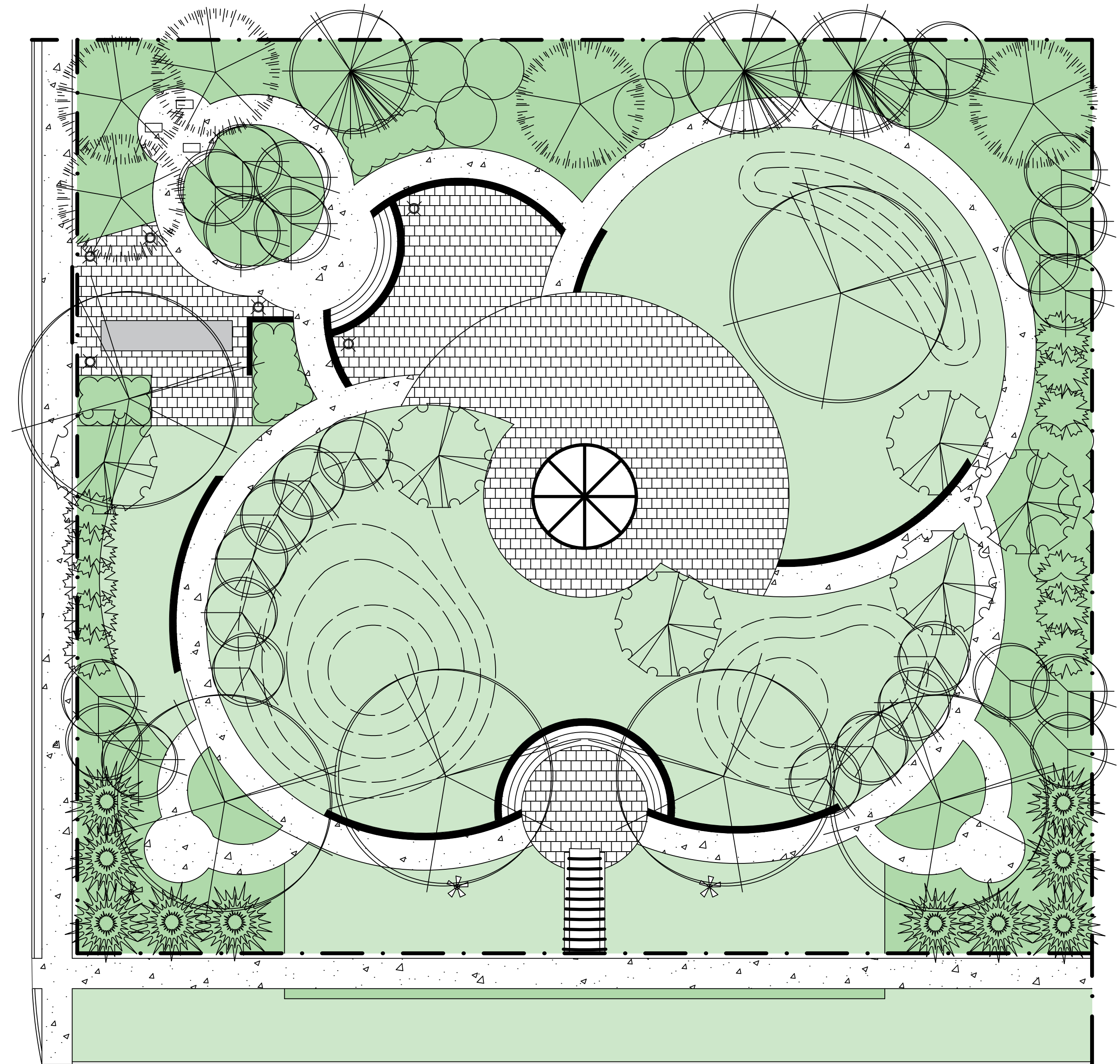
CHARLEVOIX ST.



SEMINOLE ST.

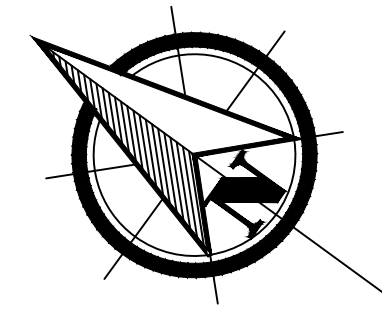
CONCEPT SITE LAYOUT W/OUT TREES

CHARLEVOIX ST.



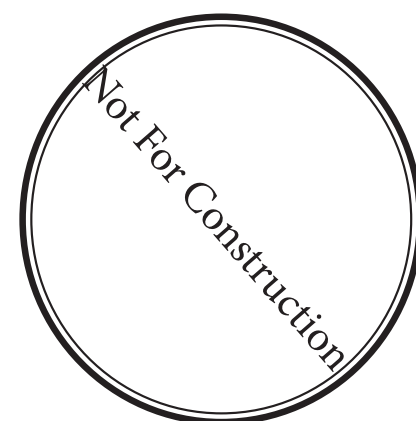
SEMINOLE ST.

CONCEPT W/ PROPOSED TREES



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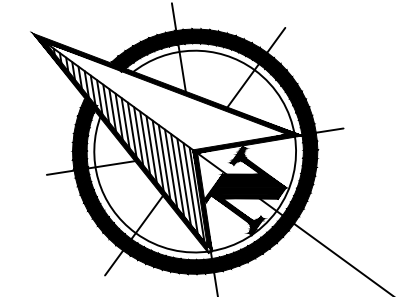
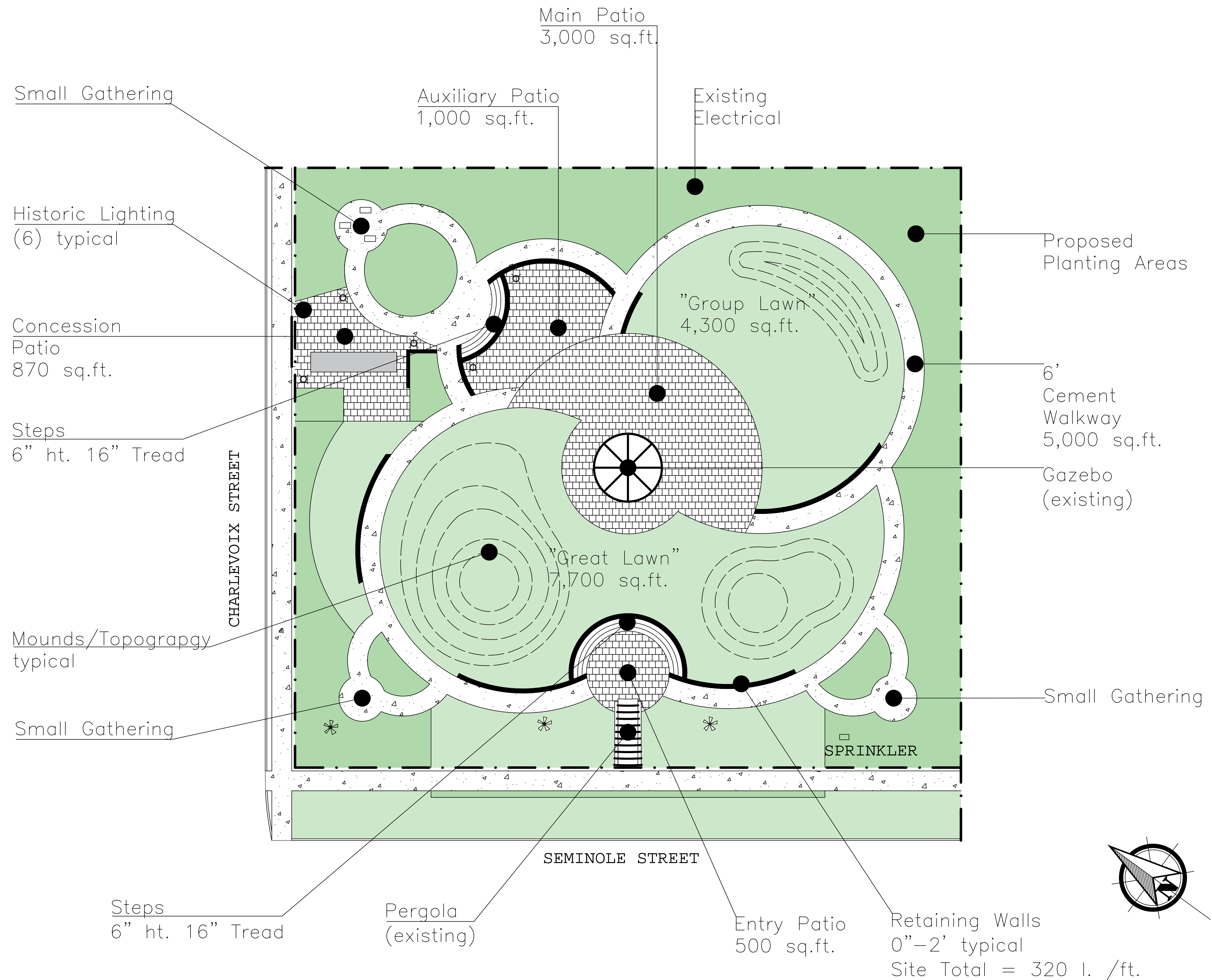
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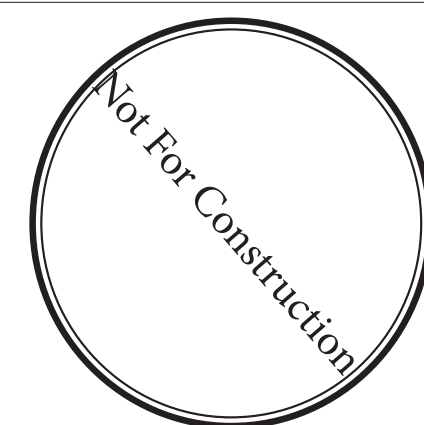
L-2

Site Concept



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June 23, 2018



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SCALE:

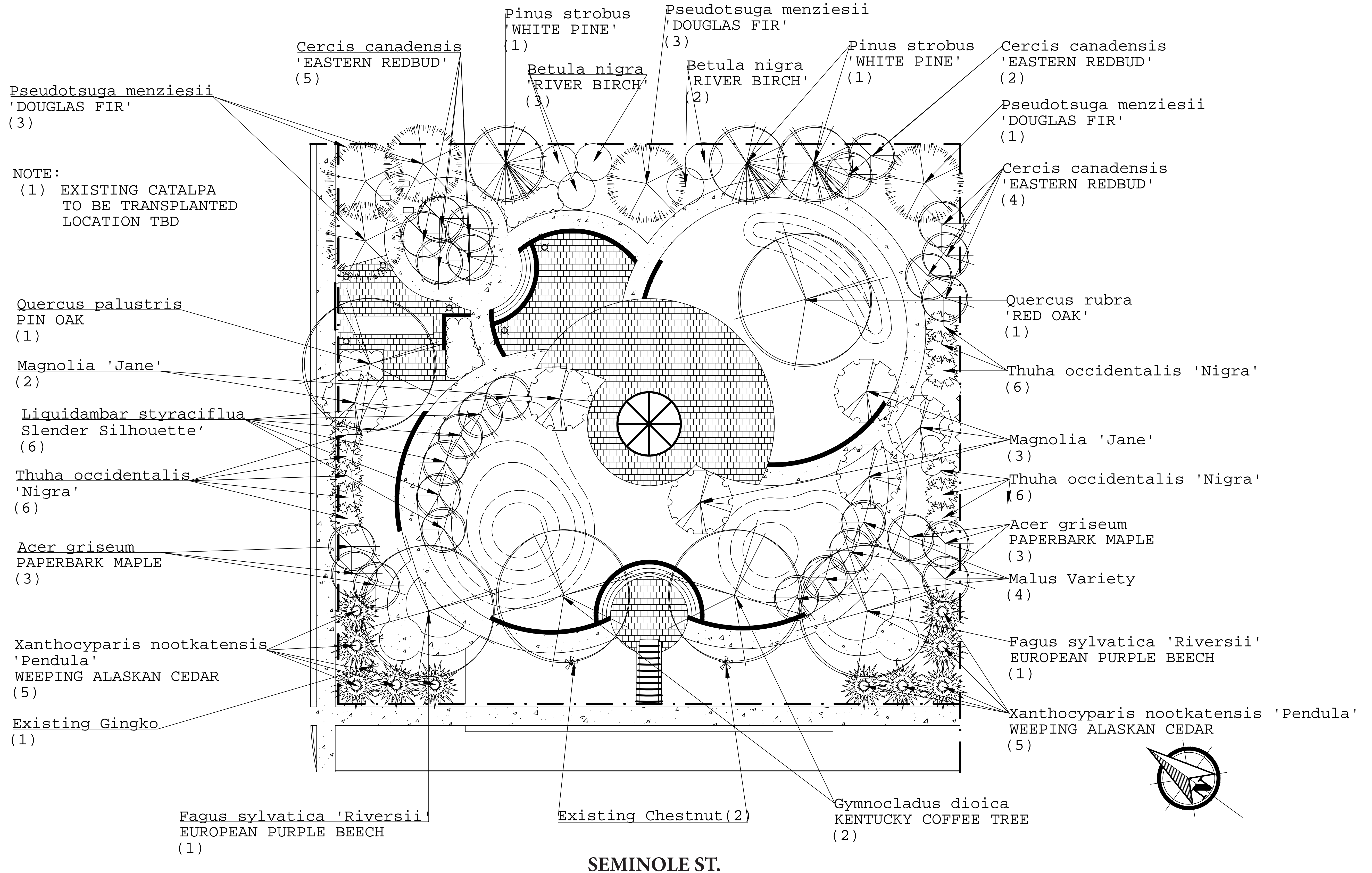
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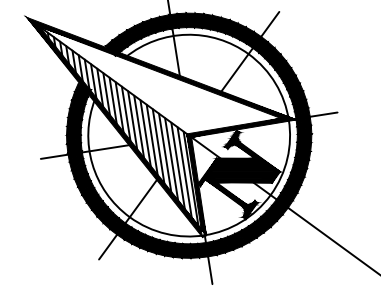
L-3

Site Layout

CHARLEVOIX ST.

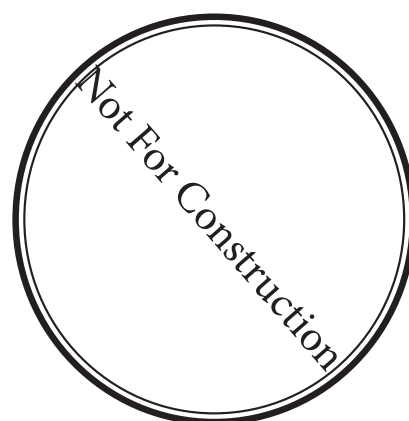


SEMINOLE ST.



NOTES/REVISIONS:

June 14, 2018
June 23, 2018



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DESIGNED FOR:

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SCALE:

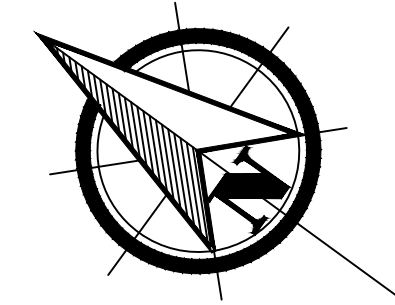
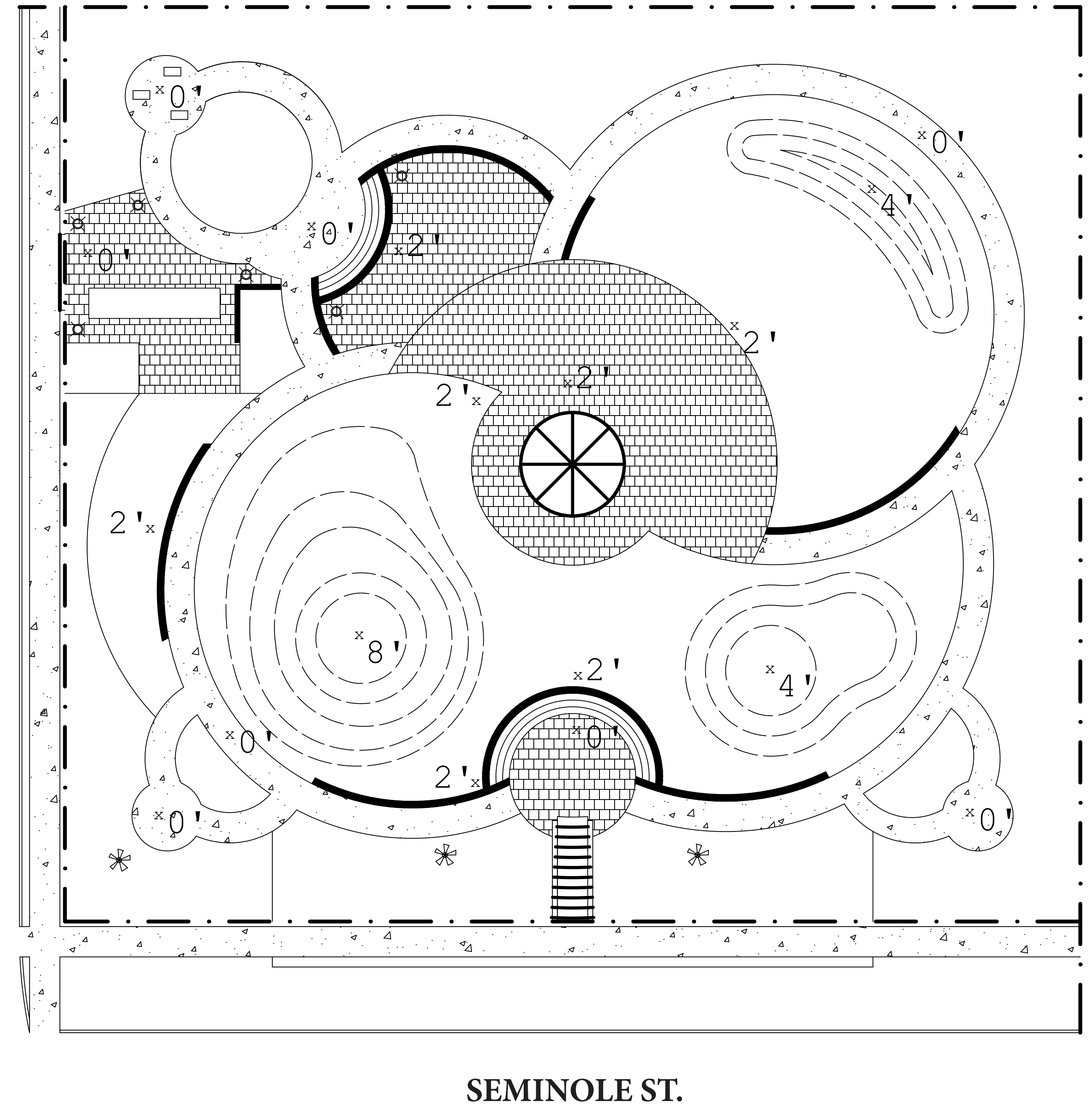
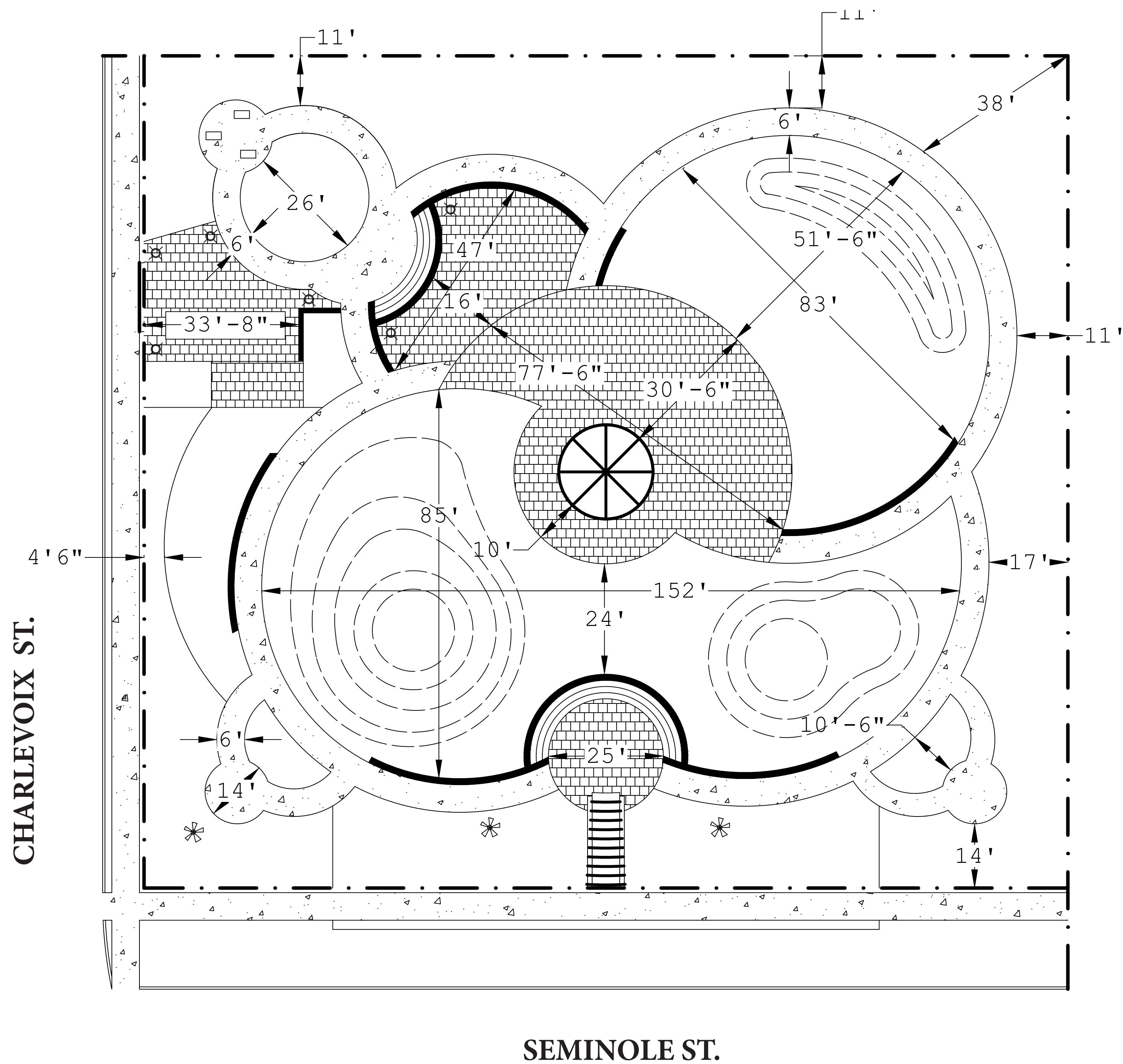
1/16" = 1'-0"

SHEET:

L-4

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Tree Plan



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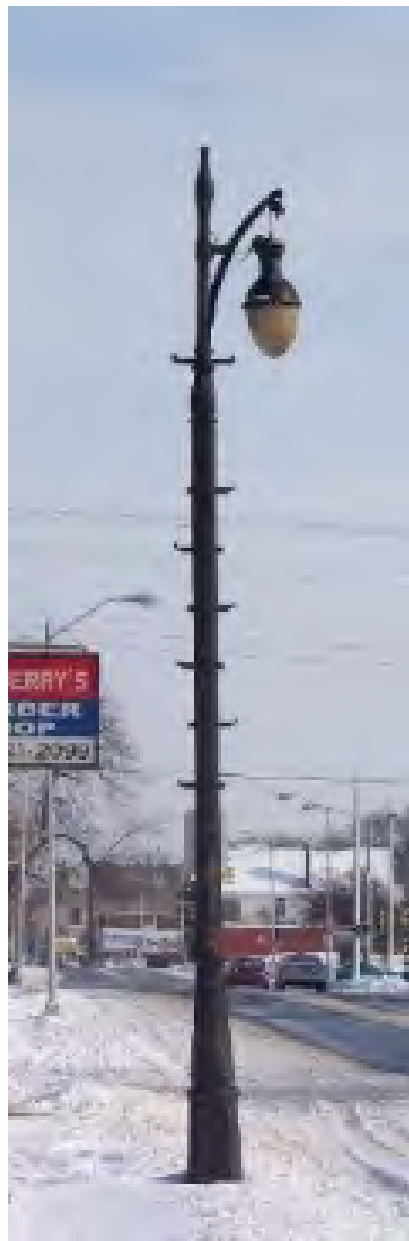
SCALE:

1/16" = 1'-0"

SHEET:

L-5

**Dimensioned Layout
+ Spot Elevations**



Proposed Lighting,
Applicant Photos



Proposed Concrete Pathway (actual may vary)
applicant photos



Proposed Concrete Steps (actual may vary)
applicant photos



Proposed Boulder Retaining Wall (actual may vary)
applicant photos