

STAFF REPORT 10-09-2019 REGULAR MEETING
APPLICATION NUMBER: 19-6455
ADDRESS: 1762 IROQUOIS AVENUE
HISTORIC DISTRICT: INDIAN VILLAGE
APPLICANT: SOULE GIBSON, GIBSON DESIGN GROUP
DATE OF COMPLETE APPLICATION: 09-06-2019
STAFF SITE VISIT: 09-25-2019

PREPARED BY: A. PHILLIPS

SCOPE: REPLACE FENCE

EXISTING CONDITIONS

The building located at 1762 Iroquois Avenue is a 2 ½-story single-family residence constructed in 1915. The house is clad in stucco and features wood detailing. The multi-gable roof appears to be covered in clay tile and includes multiple small dormers throughout the roof surface. The property includes a side lot directly north of the house where a tennis court and surrounding fence was constructed prior to 1970 when Indian Village was designated as a local historic district. The fence enclosing the side lot at the west end of the lot has been mostly removed and a tree cut down. Temporary construction fencing is currently placed across the opening in the fence.



PROPOSAL

With the current proposal, the applicant is seeking the Commission's approval **to replace portions of fencing per the attached drawings and application**. Included in the proposal are the following scope items:

- Remove the remaining small portion of fence directly adjacent to the gate and replace with new 6' high black metal fence in the exposed staggered picket style.
- Remove existing gate and replace with new 4' single swing gate
- Install new 6' high black metal fence in the exposed staggered picket style across the front (west) end of the lot

STAFF OBSERVATIONS & RESEARCH

- Indian Village Historic District designated in 1970

- The tennis court and its associated tall fence is present in the **designation slide** and is specifically mentioned in the **Elements of Design for Indian Village** (#13).
- A Certificate of Appropriateness was issued in 1998 deeming the extension of the fencing beyond the front face of the house appropriate due to the use of the tennis court.

ISSUES

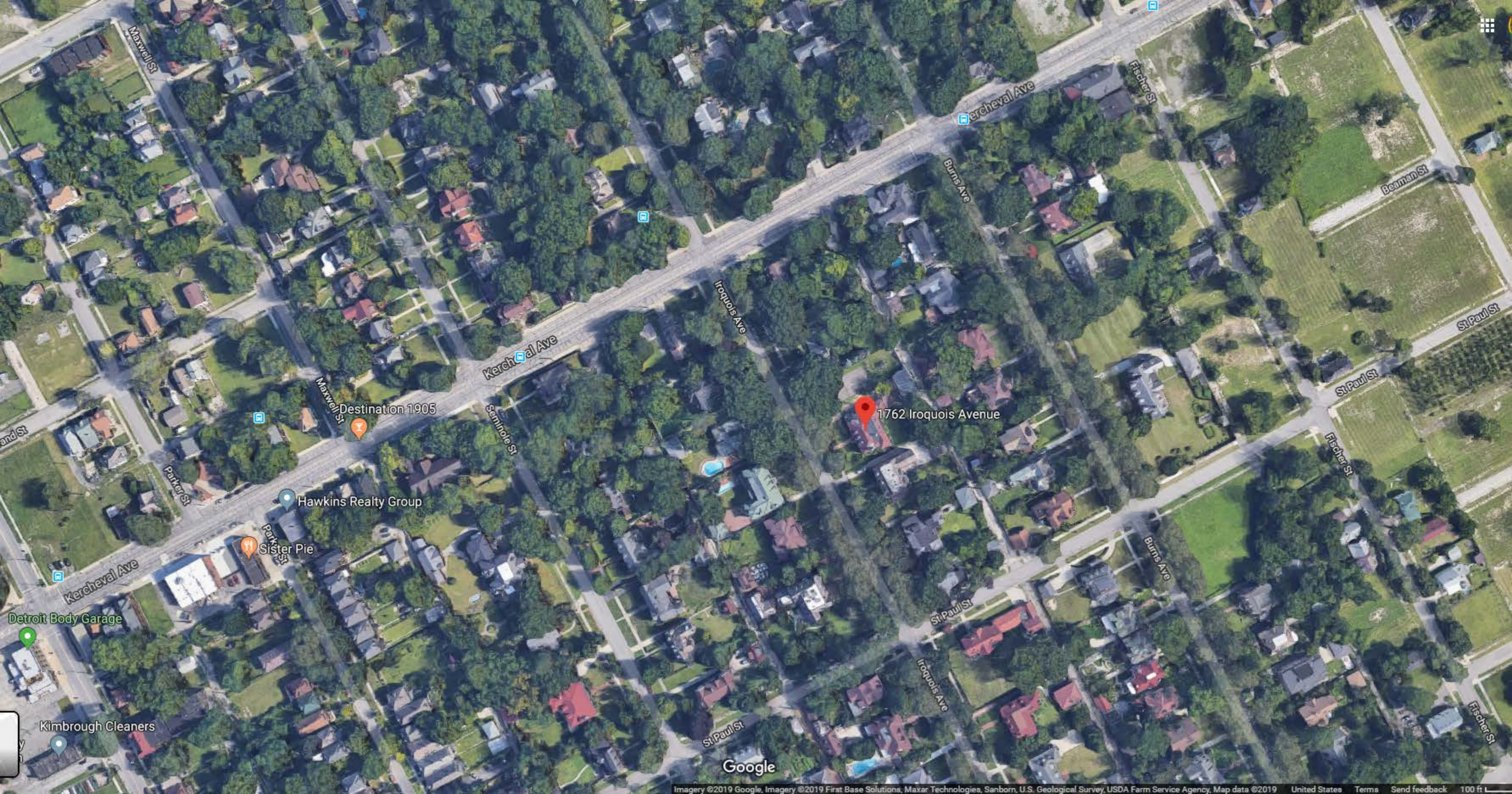
- Staff requested from the applicant a site plan showing the exact locations of the proposed fence removal and replacement but was not provided the documentation requested.
- The tennis court, its associated 8' tall chain link fence at the west end of the lot, and a tree which was located at the center of the fence line were removed without a Certificate of Appropriateness. This application does not address the removal of the elements listed above. The unapproved work remains in violation.
- Although a Certificate of Appropriateness was issued for fencing beyond the front of the house in 1998, it was due to the presence of the tennis court. If the tennis court is no longer present, the appropriateness of the replacement fencing extending beyond the front face of the house is in question as it does not meet the **Historic District Commission's Fence and Hedge Guidelines** nor the Secretary of the Interior's Standards for Rehabilitation.
- The Elements of Design for Indian Village (#13) state, "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 location of a fence beyond the front face of the house does not meet this Element of Design. Additionally, a tennis court is called out within the Elements of Design.

RECOMMENDATION

It is staff's opinion that the work, as proposed, alters the historic character of the property and its surrounding setting. Staff therefore recommends that the Commission deny a Certificate of Appropriateness as it does not meet the following Secretary of the Interior's Standards for Rehabilitation:

2) The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

5) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.



1762 Iroquois Avenue

Kercheval Ave

Iroquois Ave

Kercheval Ave

Bums Ave

Fischer St

Beaman St

St Paul St

St Paul St

Fischer St

Bums Ave

St Paul St

Iroquois Ave

St Paul St

Fischer St

Destination 1905

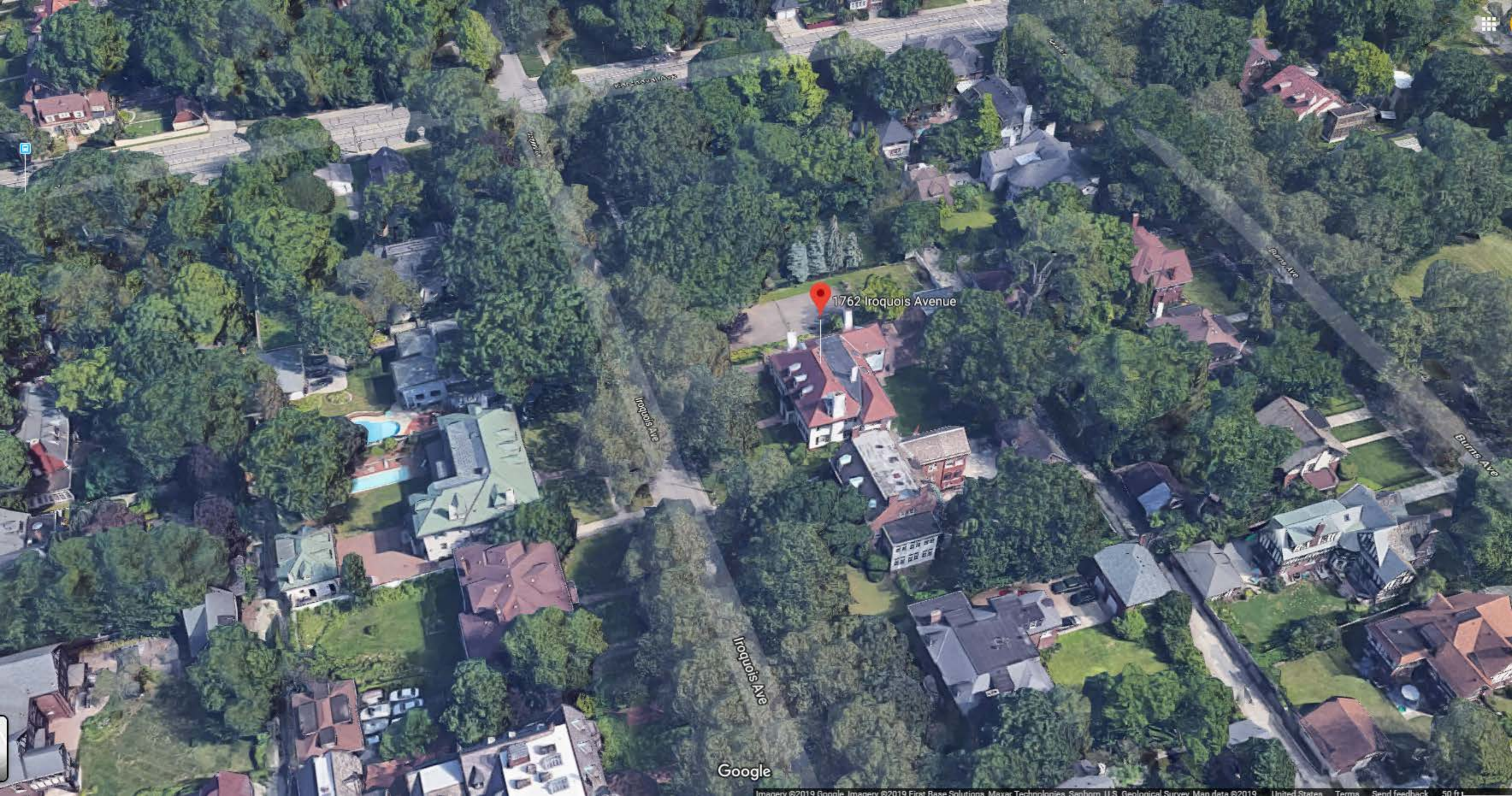
Hawkins Realty Group

Sister Pie

Detroit Body Garage

Kimbrough Cleaners

Google



1762 Iroquois Avenue

Google



DESIGNATION SLIDE 1970



DESIGNATION SLIDE 1970



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APPLICANT PHOTO



APPLICANT PHOTO



APPLICANT PHOTO



APPLICANT PHOTO



September 4, 2019

Historic District Commission
City of Detroit
Planning and Development Department
2 Woodward Ave, Room 808
Detroit, MI 48226

RE: Project Review Request for 1762 Iroquois St, Detroit, MI 48214

To Whom it May Concern,

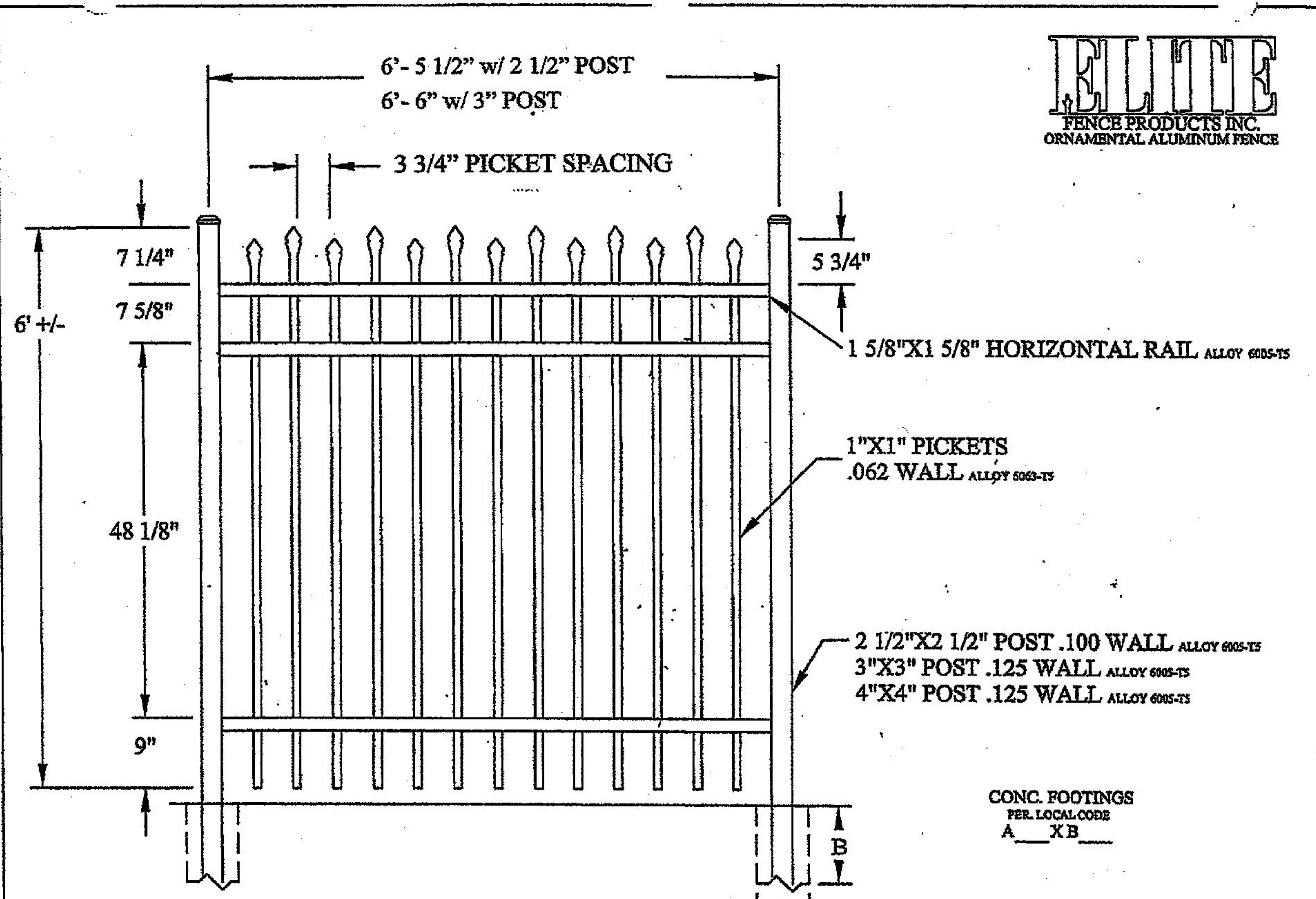
Following is the detailed information regarding our request to replace a damaged fence at 1762 Iroquois St, Detroit, MI 48214. The original fence was damaged and removed therefore there are no pictures of the fencing that needs to be replaced.

Includes:

- 57' – New 6' high industrial grade black ornamental fence by Elite
- 9 – 2 ½" line posts
- 2 – Tie on at existing posts with bracket as needed
- 1 – New 4' single swing gate
- 16' – Remove existing fence and gate
- 2 – Utilize 4" gate posts
- Exposed staggered picket style

*New front fence at gate by Elite Rail and picket varies slightly from existing

Jennifer Stevenson
Gibson Design Group
jcsgibsondesigngroup@gmail.com
248-390-8565



NOTE: DRAWING NOT TO SCALE.

<p>EFS-15 INDUSTRIAL</p>	<p>COLOR</p>	<p>PROJECT</p>	<p>OWNER/CONTRACTOR</p>	<p>DATE</p>
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RESIDENTIAL GRADE ALUMINUM FENCE

Our residential grade aluminum fence is an excellent choice for security and protection while still being the perfect neighbor friendly fence. Our residential grade aluminum fencing is constructed of 1-1/8" x 1" rails, 5/8" x 5/8" pickets, and uses 2"x2" or 2-1/2"x 2-1/2" post. Our horizontal rails have been engineered for a unique style and maximum strength.

The residential grade fence is available in six standard styles and is available in six standard colors: Black, White, Quaker Bronze, Walnut Brown, Beige and Hartford Green. Our residential grade fence is available in heights of 3', 3' 6", 4', 4-1/2', 5', and 6'.

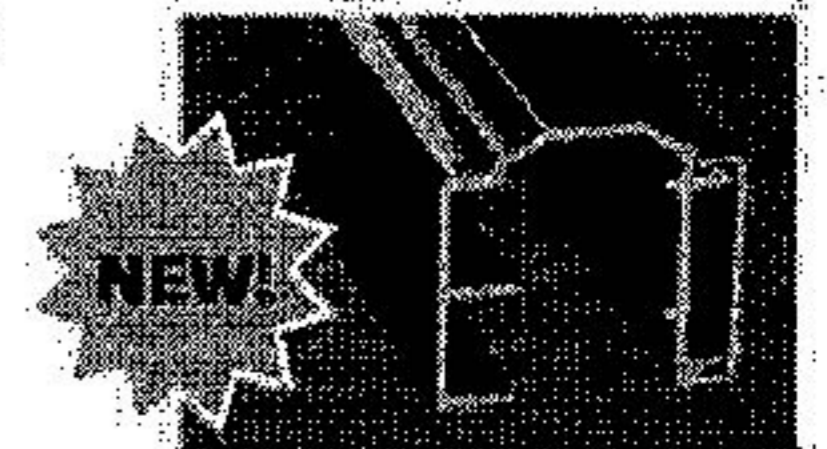
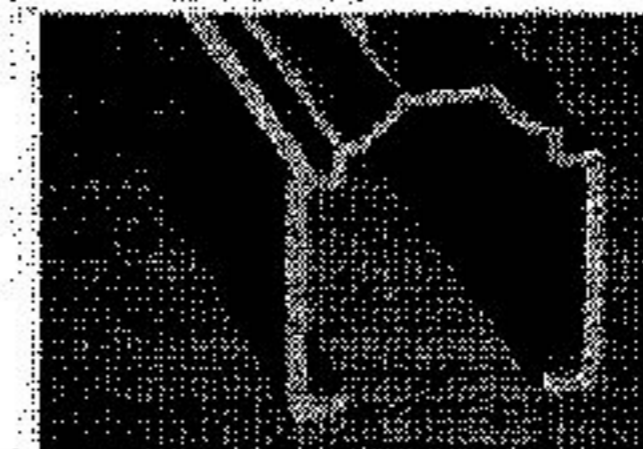
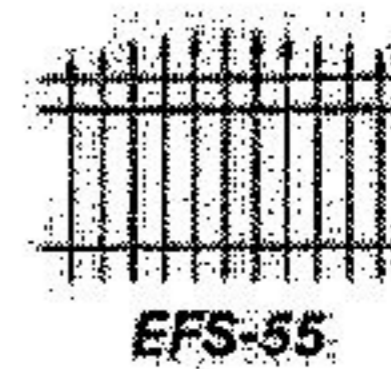
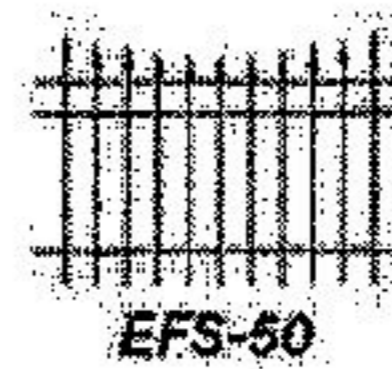
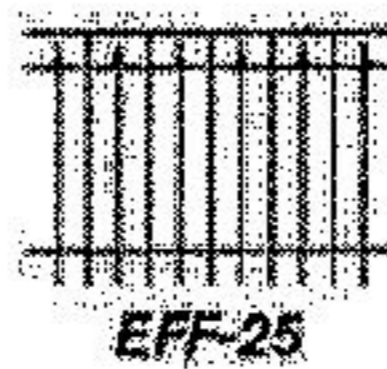
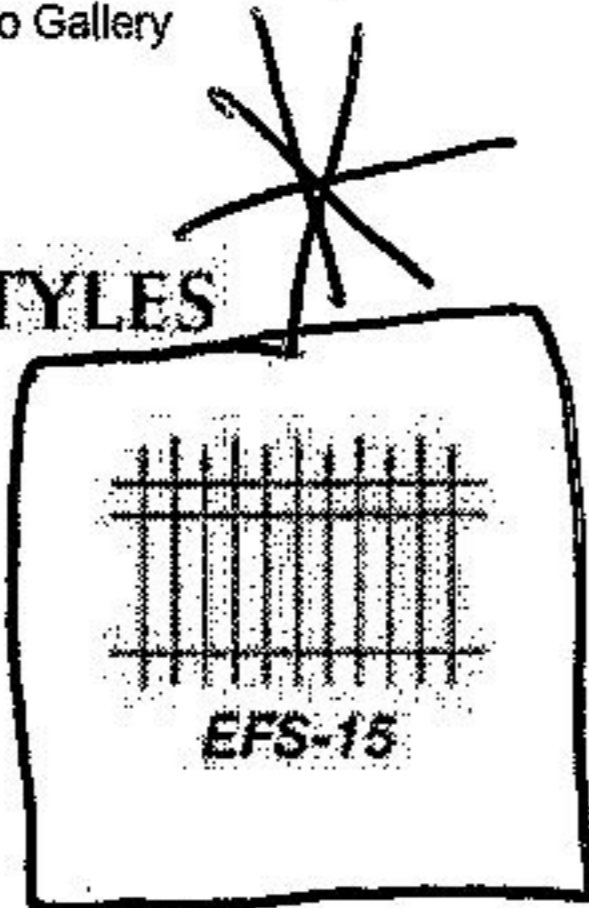
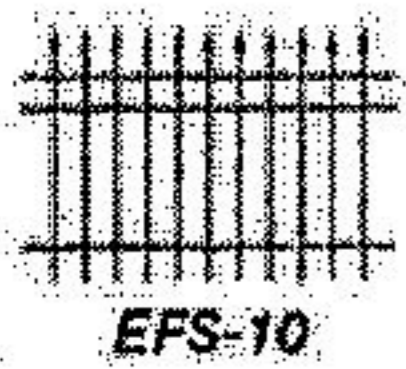
We offer matching gates in single entry and double drive to match the six standard styles of fence. We also offer Estate and Curved Top gates in residential grade fence to suit your needs. All gates include standard latch and hinges, self-closing and self-latching gate hardware are available upon request. If it is a cantilever gate you are after then look no further than one of our exclusive ZipTrack™ aluminum cantilever gates.



Accessories available to compliment your fence include quad finials, tri-finials, butterfly scrolls and circles. These accessories can be powder coated to match the finish of your fence or may be ordered in a gold finish.

[Click Here To View The Photo Gallery](#)

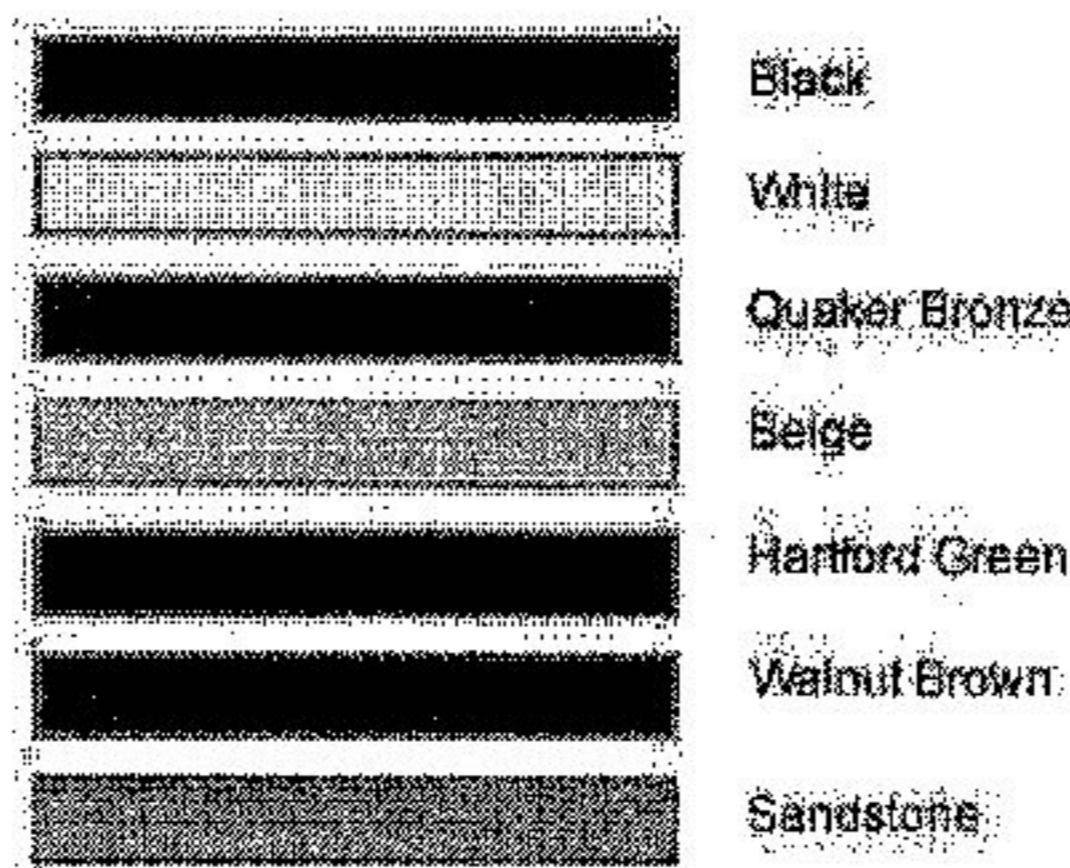
AVAILABLE STYLES



SPECIFICATIONS

Residential Specs	
Post	2" x 2" x .080 Wall
	2" x 2" x .080 Wall
	2" x 2" x .125 Wall
	2-1/2" x 2-1/2" x .100 Wall
Horizontal Rails	1-1/8" x 1"
Enclosed Bottom	N/A
Slide Walls	.082
Top Walls	.062
Pickets	5/8" x 5/8" x .050 Wall
	5/8" x 3/4" x .050 Wall
	5/8" x 1" x .050 Wall
Picket Spacing	3-13/16" or 1-5/8"
Heights	3, 3 1/2, 4, 4 1/2, 5, & 6 Feet
Panel Length	6'

COLORS



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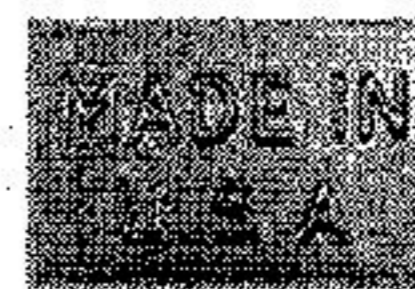
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CONTACT US

Corporate Office

Elite Fence Products, Inc. **Phone** (586)468-4448
50925 Richard W Blvd **Toll-Free** 1-800-783-1331
Chesterfield Twp., MI 48051 **Fax** (586)468-4884

[Contact Us](#)

Florida Division

Elite Fence Products, Inc. **Phone** (727)846-7320
6841 Industrial Avenue **Toll-Free** 1-888-222-1846
Port Richey, FL 34868 **Fax** (727)846-7326

[Contact Us](#)

Tennessee Division

Elite Fence Products, Inc. **Phone** (615) 849-1886
835 Scott Street **Toll-Free** 1-888-426-7270
Murfreesboro, TN 37129 **Fax** (615) 849-1816

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Sec. 21-2-103. - Indian Village Historic District.

(a) An historic district, known as the Indian Village Historic District, was established in accordance with the Resolution of the City Council adopted on June 15, 1971, remained in effect on the date of the enactment of this article, which was November 5, 1976, and shall be administered in accordance with the provisions of this article.

(b) The boundaries of the Indian Village Historic District are:

The area including Burns, Seminole, and Iroquois (both sides) from the center line of Mack Avenue to the center line of East Jefferson Avenue. (More particularly described the Park Subdivision Lots 1-195, the addition to the Park Subdivision Lots 196-221, the Assessors Plat of PCs 27 and 180 Lots 1-142, A.M. Henry's Subdivision Lots 1-18, Meredith's Iroquois Park Subdivision Lots 1-28, Curry Cook Farm Subdivision Lots 9-29, and Assessor Plat of PCs 27 Lots 3-112.)

(c) The elements of design, as defined in Section 21-2-2 of this Code, shall be as follows:

- (1) *Height.* Virtually all of the houses in the district have two full stories plus attic or finished third floor within the roof. These are generally called 2½-story houses. Additions to existing buildings shall be related to the existing structure. New buildings shall meet the following standards:
 - a. The eight adjoining houses on the same face, excluding any houses built since 1930, churches, schools and commercial structures, shall be used to determine an average height. If eight houses are not available on the same block face, then one or more houses as close as possible to being directly across the street from the proposed structure may be used. On East Jefferson Avenue, the five existing houses shall be used. The height of the two adjoining houses shall be added into the total twice, with a divisor of ten (seven on East Jefferson Avenue) used to determine the average. Any new building must have a height of the main roof of at least 80 percent of the resulting average. In no case shall a new building be taller than the tallest roof height included in the computation. In determining the height of existing structures and proposed structures, the highest point of the main roof shall be used, even where towers, cupolas, or other minor elements may be higher.
 - b. The level of the eaves of a proposed new structure having as much or more significance for compatibility as the room height, an average eave or cornice height shall be determined by the same process provided for in Subsection (c)(1)a of this section. The proposed new structure shall have a height at the eaves or cornice, of not less than 90 percent of the average determined from existing structures, and in no case shall the eaves or cornice of the proposed structure be lower than the lowest eave or cornice height used in the computation, or higher than the highest.
- (2) *Proportion of buildings' front façades.* Proportion varies in the district, depending on age, style, and location in a specific subdivision. Height being established by the standards in Subsection (c)(1) of this section; proportion will be established by permitting no proposed building or addition to create a front façade wider or narrower than those existing on the same block.
- (3) *Proportion of openings within the façade.* Window openings are virtually always taller than wide; several windows are sometimes grouped into a combination wider than tall. Window openings are always subdivided, the most common window type being guillotine sash, whose area are generally further subdivided by muntins. Façades have approximately 15 percent to 35 percent of their area glazed. Sunporches with a very high proportion of glass subdivided by mullions and muntins are common.
- (4) *Rhythm of solids to voids in front façades.* In buildings derived from classical precedents, voids are usually arranged in a symmetrical and evenly spaced manner within the façade. In examples of other

styles, especially those of Neo-Tudor and Victorian substyles, voids are arranged with more freedom, but usually is a balanced composition.

- (5) *Rhythm of spacing of buildings on streets.* The spacing of the buildings is generally determined by the setback from the side lot lines; these tend to be consistent, even though lot width may vary. Because of the existence of several subdivisions and their related subdivision and deed restrictions, the placement of buildings on lots varies from area to area in the district. In the case of very wide properties, two conditions exist. A very wide site may have a house placed centrally upon it, with extensive side yard space; this occurs only with extremely large houses by district standards. A more typical placement of houses of average size for the district is at the side of the wide site, placed normally in relation to one of the adjoining houses. The rest of the property is a side yard on the other side of the house, and the entrance is often oriented toward that side yard.
- (6) *Rhythm of entrance and/or porch projections.* In those examples of classical inspiration, entrances and porches, if any, tend to be centered on the front façade. Other examples display more freedom with entrance and porch placement, with some having the main entrance at the side. Porches, often permanently enclosed sun porches, are often placed at the side of the building.
- (7) *Relationship of materials.* The majority of the buildings are faced with brick, while many are partially or totally stucco. There are some stone buildings; clapboard is rare, and almost never the sole material. Wood shingle is occasionally used as a wall covering, usually at the second floor level, and never as the sole material. Roofing includes slate, tile, and wooden and asphalt shingles. Stone trim is common. Wood is almost universally used for window frames and other functional trim, and is used in many examples for all trim. Because of the existence of several subdivisions and their related deed restrictions, the exterior textures and materials may vary from block to block in the district.
- (8) *Relationship of textures.* The most common relationship of textures in the district is that of the low-relief pattern of mortar joints in brick contrasted to the smooth surface of wood or stone trim. The use of stucco or concrete, with or without half-timbering, as a contrast to brick surfaces is not unusual. Tile, slate, or wood shingle roofs have particular textural values where they exist. Asphalt shingles, generally, have little textural interest, even in those types which purport to imitate some other variety.
- (9) *Relationship of colors.* Natural brick colors (red, yellow, brown, buff) predominate in wall surfaces. Natural stone colors also exist. Where stucco or concrete exists, it is usually left in its natural state, or painted in a shade of cream. Roofs are in natural colors (tile and slate colors, wood colors) and asphalt shingles are predominantly within this same dark color range. Paint colors often relate to style. The classically inspired buildings, particularly Neo-Georgian, generally have woodwork painted white, cream or in the range of those colors, including putty. Doors and shutters are frequently dark green or black. Colors known to have been in use on buildings of this type in the 18th Century or early 19th Century on similar buildings may be considered for suitability. Buildings of Medieval inspiration (notably Neo-Tudor) generally have painted woodwork and window frames of dark brown or cream color. Half-timbering is almost always stained dark brown. Queen Anne or Late Victorian examples may have several paint colors on a single façade. These tend to be dark in tone and frequently of the earth tone family. The original colors of any house, as determined by professional analysis, are always acceptable for that house, and may provide suggestions for similar houses.
- (10) *Relationship of architectural details.* These generally relate to style. Neo-Georgian buildings display classic details, mostly in wood, and sometimes in stone. Areas commonly, but not always, treated are porches, shutters, window frames, cornices, and dormer windows. Details on Mediterranean style or vernacular buildings are often done in stone, brick, tile, and sometimes in stucco. They include arched

windows, door openings, and porches. Buildings of Medieval inspiration tend to have details in the form of carved wood or carved stone ornament on window frames, door frames, and eaves. Queen Anne or Late Victorian style buildings tend to have details in wood, stone, or molded brick commonly embellishing cornices, window frames and door frames. In general, the various styles are rich in architectural details.

- (11) *Relationship of roof shapes.* Roofs with triangular gables and hip roofs predominate. A few examples of the gambrel-type roof exist. Complex arrangements of the gabled and/or hip types, with subsidiary roofs, are not unusual. Dormers are common. Flat roofs exist primarily on porches and sunrooms, and other minor elements; large hip roofs sometimes have relatively small flat sections in the center.
- (12) *Walls of continuity.* The major wall of continuity is created by the buildings with their uniform setbacks within the blocks. New buildings should contribute to this wall of continuity. Where gaslights are sufficiently numerous, and where trees in rows have survived in sufficient numbers, minor walls of continuity are created. Fences across side lots contribute to the major wall of continuity where placed at the front yard setback line.
- (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 to 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 80 feet combined with a pavement width of between 24 and 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.
- (15) *Scale of façades and façade elements.* There is a variety in scale from block to block and style to style; most houses have a large and substantial appearance. The size and complexity of façade elements and details either accentuate or subdue the scale of the façades. Façade elements have been determined by

what is appropriate for the style. Large wings at the front are atypical, while small wings at the side, usually in the form of sunrooms and sunporches, are common. Window sashes are usually subdivided by muntins, which affect the apparent scale of the windows within the façades.

- (16) *Directional expression of front elevations.* In general, the expression of direction is neutral.
- (17) *Rhythm of building setbacks.* Because of the existence of various subdivisions and their related subdivision and deed restrictions, setbacks vary from area to area within the district, though they are consistent within each block or area. The varying designs of the houses, occasionally with slight setbacks in the façades, cause the houses to relate to the front setback line in different ways; this creates a slight variation in the setback line. Nevertheless, within each block or area, a wall of continuity is created.
- (18) *Relationship of lot coverage.* Lot coverage ranges from 50 percent to 12 percent or less in the case of homes with large yards. Most homes are in the 20 percent to 30 percent range of lot coverage.
- (19) *Degree of complexity within the façade.* The degree of complexity has been determined by what is typical and appropriate for a given style. The classically inspired buildings usually have simple, rectangular façades with varying amounts of ornamentation. Other styles, such as Queen Anne and those of Medieval inspiration, frequently have façades complicated by gables, bays, slight setbacks, porches, and occasionally, turrets.
- (20) *Orientation, vistas, overviews.* While most of the buildings are oriented toward the street, it is not unusual for an entrance to face the side, especially in the case of a landscaped side lot or corner house. The street façade in these cases is well coordinated with the rest of the street façades. Garages are frequently oriented either toward an alley or a side street; almost all garages are detached and at the rear of the lot. In those few cases where pre-1930 houses have attached garages, they are at the rear and are entered from the side or rear. The doors of such attached garages are generally not visible from the street.
- (21) *Symmetric or asymmetric appearance.* Neo-Georgian and other classically inspired buildings are generally symmetrical. Other styles, including the Neo-Tudor, are generally asymmetrical, but balanced compositions.
- (22) *General environmental character.* The Indian Village Historic 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.

(Code 1964, § 28A-1-14(c); Code 1984, § 25-2-81; Res. of 6-15-1971, J.C.C. Pages 1374-1375; Ord. No. 424-H, § 1(28A-1-14(c)), eff. 2-6-1981)

Fence and Hedge Guidelines



The uniform pattern and relationships of front lawns, building setbacks and open spaces, street trees, fencing and sidewalks contribute to a collective impression of a historic district. When historic landscape features are removed or relocated, or elements that are not compatible with the site are introduced, site vistas are destroyed and the historic character of a district is diminished. One need only recall the great American elm trees that formed natural green canopies over the streets of so many Detroit neighborhoods up until the 1950s and how the disappearance of those trees had impacted the character of those neighborhoods to understand this concept.



Archival photographs depict the historic character of many Detroit neighborhoods as ~~they once~~ were. Victorian workmen's clapboard cottages and tiny front yards enclosed by wooden picket fences typified in neighborhoods like Corktown. Solid board fence walls spanned the narrow spaces between these closely packed houses. On streets such as Vinewood and Lafayette, deep open yards surrounded elegant turn-of-the-century brick mansions and were embraced by decorative cast iron fencing, erected close to the facade around flower gardens, or in great expanse, and at great expense, around the perimeter of the property, characteristically on brick foundation

walls running between brick piers. There was never, however, a strong fencing precedent in Detroit neighborhoods and after the turn of the century, much of the iron went the way of the war effort. What fencing remained went out of fashion as the Industrial Age introduced newer and more affordable materials. Attitudes changed and fencing became virtually non-existent after the 1920s, replaced by a move toward broad green, fenceless expanses. Yet, what little historic fencing remains or the lack of fencing that exists in our historic districts makes the same contribution as the elm trees did and has the same impact when removed, relocated or erected without historic precedence.

Today's homeowners in historic districts face challenges that require remedies that often differ from the historic dictates, i.e. what fencing may or may not have existed. The Design Guidelines for Fences and Hedges are proposed to offer the homeowner guidance in the introduction of new construction or replacement with new materials while protecting those elements of a historic district that have been identified as significant in defining the overall historic character of the neighborhood.

For the purpose of these guidelines, fencing shall mean any living natural planting or man-made structure, not integral to any building, used as a barrier to define boundaries, screen off, or enclose a portion of the land surrounding a building.

The recommendations of *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings* must be followed prior to the removal or the replacement or construction of any fencing element in the landscape of the historic district. Information about *The Secretary of the Interior's Guidelines* can be obtained from the Historic District Commission office, however the key points follow.



Where Historic Fencing Exists

- Do not remove historic fencing, walls, or other fence elements.
- Retain historic fencing materials including metal, brick, stone and wood and the masonry of walls. Maintain and preserve all historic features, including rails, posts and newels, finials, railings, columns and piers, coping and walls. Care for and appropriately maintaining historic hedging and living fencing. Each of these elements conveys architectural and historical character through texture, ornamentation and design



- Repair is preferred over replacement. Repair deteriorated sections of historic fencing and walls with materials of a matching design, texture, and color whenever possible. Replant areas of historic hedging with a matching species.

- Replace only portions of fencing exhibiting significant deterioration, leaving all sound portions intact. Substitute materials, such as aluminum for wrought iron, should be visually and physically compatible with the remaining historic fencing or wall material and should be installed only when in-kind replacement is unaffordable.
- Use materials that match existing sections of historic fencing or walls in material, detail, color, texture and height when carrying out limited replacement or repair projects. If an exact color or texture match cannot be made, a simplified design is appropriate.



- For masonry walls, do not replace sections of historic brick with brick that is substantially stronger. Repoint with an appropriate mortar mixture that is no harder than the original historic mixture. Repoint only those joints that are no longer sound; large-scale removal of mortar joints often result in damage to historic masonry. Match historic joints in color, texture, joint size and tooling when repointing.

- Use historic, pictorial or physical evidence to reconstruct severely deteriorated or missing fencing, walls, or fence elements.
- Fencing, walls or other landscape features that use new or salvaged material to create a conjectural or falsely historical appearance are inappropriate and should not be undertaken.
- The removal of existing historical fencing should only be undertaken as a last resort. Natural or architectural fence elements that are slated for reconstruction or replacement should be photographically documented prior to removal of any historic fabric.

Historic Hedges or “Living Fences”

Hedges shall abide by the same rules governing other fencing types in historic district for heights and locations. Furthermore, the selected hedging plants shall be capable of growing at least one foot per year for the first three years, and shall be cared for so as to maintain a dense screen year-round. The following list of plant types shall be taken as only a guide for selecting appropriate hedging.

SCIENTIFIC NAME	COMMON NAME
Evergreen	
-Taxus (varieties & species)	Yews*
-Thuja occidentalis	American Arborvital
-Tsuga canadensis	Canada Hemlock
Deciduous	
- Berberis thunbergu (vars. & sp.)	Japanese Barberry*
- Euonymus alata compacta	Dwarf winged euonymus
- Euonymus radicans (semi- evergreen)	Winterscreeper
- Ligustrum milrense	Amur Privet*
- Ligustrum iboluum	Lbolium Privet
- Ligustrum obtusifolium	RegalPrivet* Regelianum
Viburnum lantana	Wayfaring Tree

*Species deemed most appropriate to historic districts.

New Fencing - Approval by the Historic Commission

Permits for fence construction must be obtained from the Building and Safety Engineering Department and are subject to review by the Historic District Commission. The Elements of Design for the historic district of the application (available from the Historic District Commission Office) will be considered and each application will continue to be reviewed on a case by case basis.

The Historic District Commission may allow exceptions to the stated guidelines if the Commission views such exceptions to be beneficial to the overall appropriateness of a fence application proposal.

Consideration will be given to recommendations adopted by certain districts that are not in conflict with established guidelines and municipal code.

- Fencing must be properly installed according to City of Detroit codes and regulations.



- New construction of fences or walls should be designed to minimize impact to the historic fabric and should be compatible with the site in setback, size and scale to protect the historic integrity of the property and its environment.
- New fences or walls should be differentiated from the old and should be designed to compliment the style, design, color and material of the historic building(s) and its features.
- New fencing or walls should be removable without impairing the essential form and integrity of the historic property.

- Fencing other than lot line fences (e.g. dog runs, etc ...) shall be located in such a way as to be concealed from public view from streets and alleys.
- No slats or other material may be inserted or attached to chain link or other open fencing.

Any proposal for the installation of new or replacement fencing shall meet the following application considerations:



Allowable Types:

- Wood –flat board, picket post & rail, etc.... see page 7 for types. Stockade fencing is not allowed. Unpainted/ unfinished wood is not historically appropriate and must be painted or stained a color that complements the house
- Cyclone or chain-linkfencing
- Twisted wire with wood posts (wire mesh)
- Wrought iron, cast iron and aluminum replicating wrought iron
- Brick and stone –masonry foundations, piers and fence walls. The material of any masonry wall should be compatible with that of the building it abuts.
- Hedges – size, location, and height must conform to fence size, location, and height. See section entitled “historic hedges or living fences” on page 3

* A single lot shall contain no more than two types of fencing material.

Allowable Locations:



Side yard and across side lots, at the front face of the house (set back line)

The side yard alone at the front face of the house, the back face or at a point between

Rear yard, from the back face of the house to the rear property line (can be considered with the side yard as well)

Rear property line or alley line

Front yard fencing is not allowed except on a corner lot and then only from the front face of the house on the side of the public right of way to the front walk.

Established property line patterns and street and alley widths must be retained.

Front yard and full perimeter fencing will be allowed only in districts where such fencing has been shown to be contextual in that district’s Element of Design. Front yard fencing is allowed on corner lots along the walk adjacent to the side lot line from the front face of the house to the front corner (see below)

Allowable Heights:

6' side lot lines, at the front face of the house

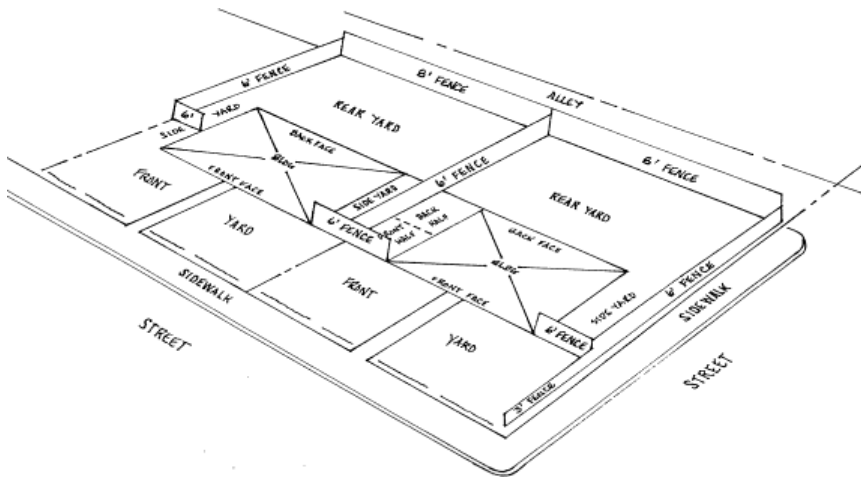
8' rear property line

3' front yard -- applies only to corner lots on the side of the public right of way, otherwise front yard fencing is not allowed

Allowable Colors:

The most common colors for historic fencing are: black, white, green, brown

Optionally, the color of the fence could be a color complimenting the colors of the house and comparable to the colors found in the Detroit Historic Districts Style and Color Guide systems A through F (as available from the Historic District Commission Staff).



Variances

The Detroit Historic District Commission may allow variance to the previously stated guidelines if the Commission views such variance as beneficial to the overall appropriateness of a fencing proposal.

The Historic District Commission reserves all rights to amend or update this guideline or to deny the use of certain fencing if they are deemed inappropriate in any specific location.

Any questions pertaining to this guideline can be directed to the Historic District Commission Staff.

Sources for Guidance on Historic Materials and Landscape Features

Under the National Park Service Home page Website, <http://www.nps.gov> and related service links:

The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.

<http://www2.cr.nps.gov/tps/tax/rehabstandards.htm>

The Secretary of the Interior's Guidelines for the Treatment of Historic Properties, 1995

<http://www2.cr.nps.gov/tps/secstan1.htm>

Preservation Briefs 1-41

<http://www2.cr.nps.gov/tps/briefs/presbhom.htm>

Technical Preservation Services for Historic Buildings.

<http://www2.cr.nps.gov/tps/index.htm>

For publications available through the Michigan State Historic Preservation Office:

<http://www.sos.state.mi.us/history/preserve/shpopubs.htm>

Detroit Historic District Commission
Coleman A. Young Municipal Center,
2 Woodward, Suite 808
Detroit, Michigan, 48226
Telephone: (313) 224-1762
Email: hdc@detroitmi.gov