

STAFF REPORT 04-15-2020 REGULAR MEETING

PREPARED BY: A. PHILLIPS

APPLICATION NUMBER: 20-6653

ADDRESS: 2464 W BOSTON BOULEVARD

HISTORIC DISTRICT: BOSTON EDISON

APPLICANT: DAVID ESAU, CORNERSTONE DESIGN INC.

PROPERTY OWNER: DAMIEN ALLEN-HURST C/O NOVELLA ALLEN-SMITH

DATE OF COMPLETE APPLICATION: 03-15-2020

STAFF SITE VISIT: N/A

SCOPE: ERECT A NEW REAR ADDITION WITH ACCESSIBILITY ACCOMODATIONS

EXISTING CONDITIONS

The building located at 2464 W Boston Boulevard is a 2½-story single-family residence constructed ca. 1925. The structure is clad in buff-colored brick and features brick, limestone, painted wood, and metal details. The asymmetrical façade is composed of a centralized main entrance. The front door and open porch is accessed via three steps up to the first floor level and includes a cast stone surround. The second floor has two sets of French doors with metal railings. The wood double-hung windows and French doors are intact. The multi-hipped roof is covered in brown asphalt shingles. The property has a large back yard which includes a garage at the northeast corner of the lot behind the house. The garage is accessed from W Boston Boulevard via the driveway located along the east side of the house.



PROPOSAL

With the current proposal, the applicant is seeking the Commission’s approval **to erect a new addition to the rear (north) of the house per the attached drawings and application.** Included in the proposal are the following scope items:

- Single-story addition is to extend 50’-8” in length straight back from the rear façade of the existing house and approximately 34’ wide (less than the overall width of the massing of the house).
- The addition includes a 7’-0” x 9’-8” inset at the west elevation which allows minimal impact to existing rear façade.

- The enclosed portion of the addition is 21'-4" wide with a covered exterior wood ramp which is 12'-7" wide at the east elevation of the addition, adjacent to the existing driveway. The ramp provides access from grade level up to the first floor level of the addition which is consistent with the first floor level of the existing house.
- The existing garage is to remain.
- The walls of the addition are to be clad in buff-colored brick to match the existing house (Glen Gery, Colo: Sandalwood Grey) with painted wood trim (Sherwin Williams "Snowbound") at the eaves of the roof.
- Windows included in the addition are proposed to be aluminum wood casement and double hung units with simulated divided lights (color: white) – see elevations for light configuration. Cast stone sills are proposed at all windows to match the sills of the existing house.
- The roof is to be hipped to match the roof form of the existing house and will be clad in dimensional asphalt shingles to match the shingles at the existing house (Owens Corning Duration, Color: Brownwood).
- The roof structure will cover the wood ramp that is located at the exterior of the enclosed portion of the addition. The "ceiling" of the overhang is proposed to be clad in vented hardie soffit panels and painted white to match existing and will include eight recessed downlights to illuminate the ramp surface.
- An exterior wall-mounted light is proposed at the south end of the east elevation, near the stair up to the existing house. It will be mounted approximately 9' above grade.
- The rear façade of the existing house will include the following modifications:
 - Existing window opening located at the west side of the rear elevation will be reduced in width. The modified opening will contain a new aluminum clad wood double hung unit to match the existing window at that location.
 - Existing stairs to rear entrance will be reoriented to run parallel with the wall of the addition.

STAFF OBSERVATIONS & RESEARCH

- Boston Edison Historic District was designated in 1973.
- A Certificate of Appropriateness was issued in January 2018 by HDC Staff for the replacement of the asphalt shingles.

ISSUES

- According to the applicant, this addition is necessary in order to facilitate the current homeowner living in the home. **See attached statement** for additional details.

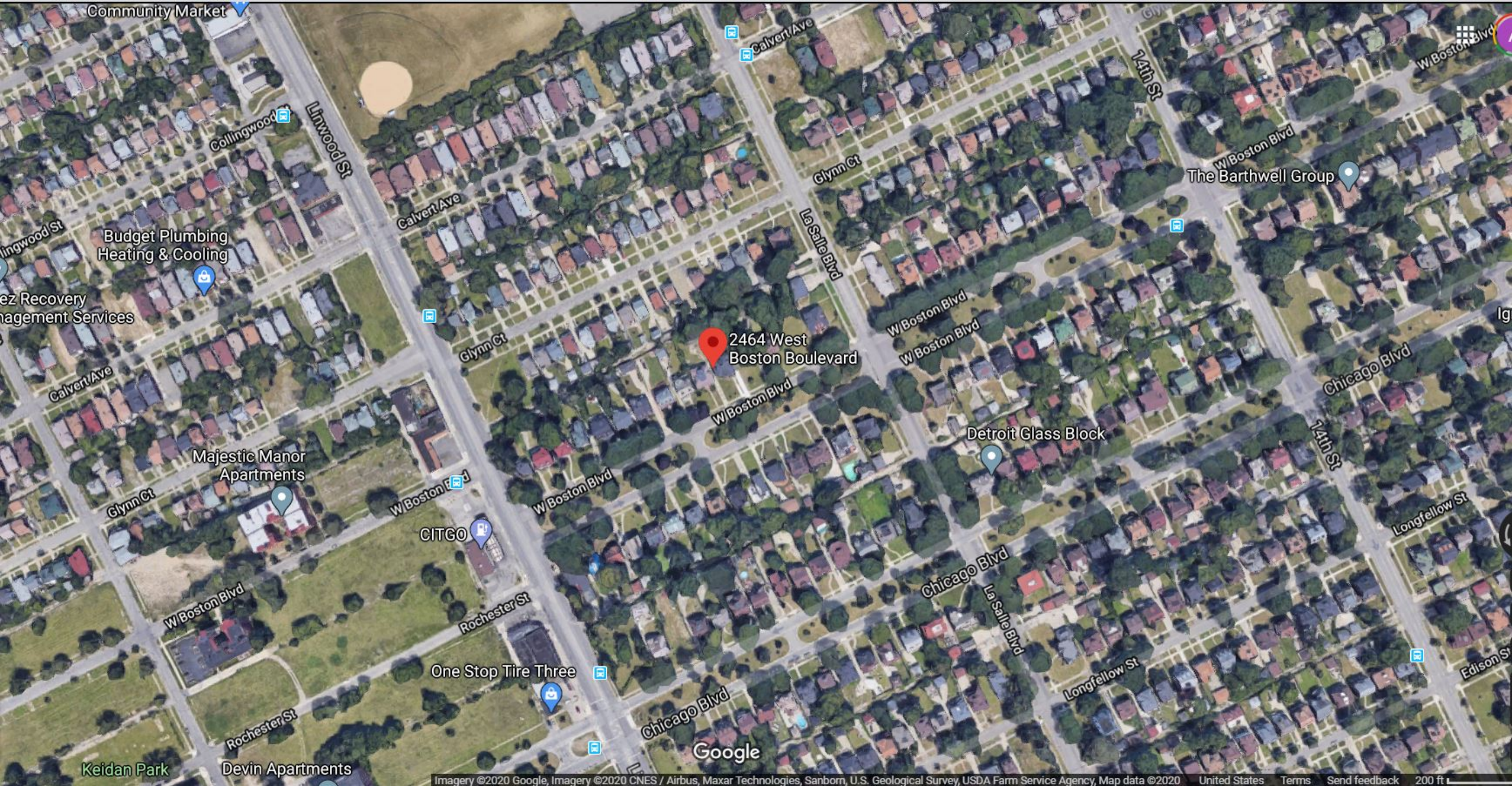
RECOMMENDATION

It is staff's opinion that the work, as proposed, retains and preserves the historic character of the building, its site, and setting. Staff therefore recommends that the Commission issue a Certificate of Appropriateness as the proposed work meets the Secretary of the Interior's Standards for Rehabilitation, especially:

#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.

#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.



Community Market

Collingwood

Linwood St

Calvert Ave

14th St

W Boston Blvd

Collingwood St

Budget Plumbing Heating & Cooling

Recovery Management Services

Calvert Ave

Glynn Ct

The Barthwell Group

Calvert Ave

Glynn Ct

2464 West Boston Boulevard

W Boston Blvd

Glynn Ct

Majestic Manor Apartments

W Boston Blvd

W Boston Blvd

Detroit Glass Block

Chicago Blvd

CITGO

W Boston Blvd

Rochester St

One Stop Tire Three

Chicago Blvd

Chicago Blvd

La Salle Blvd

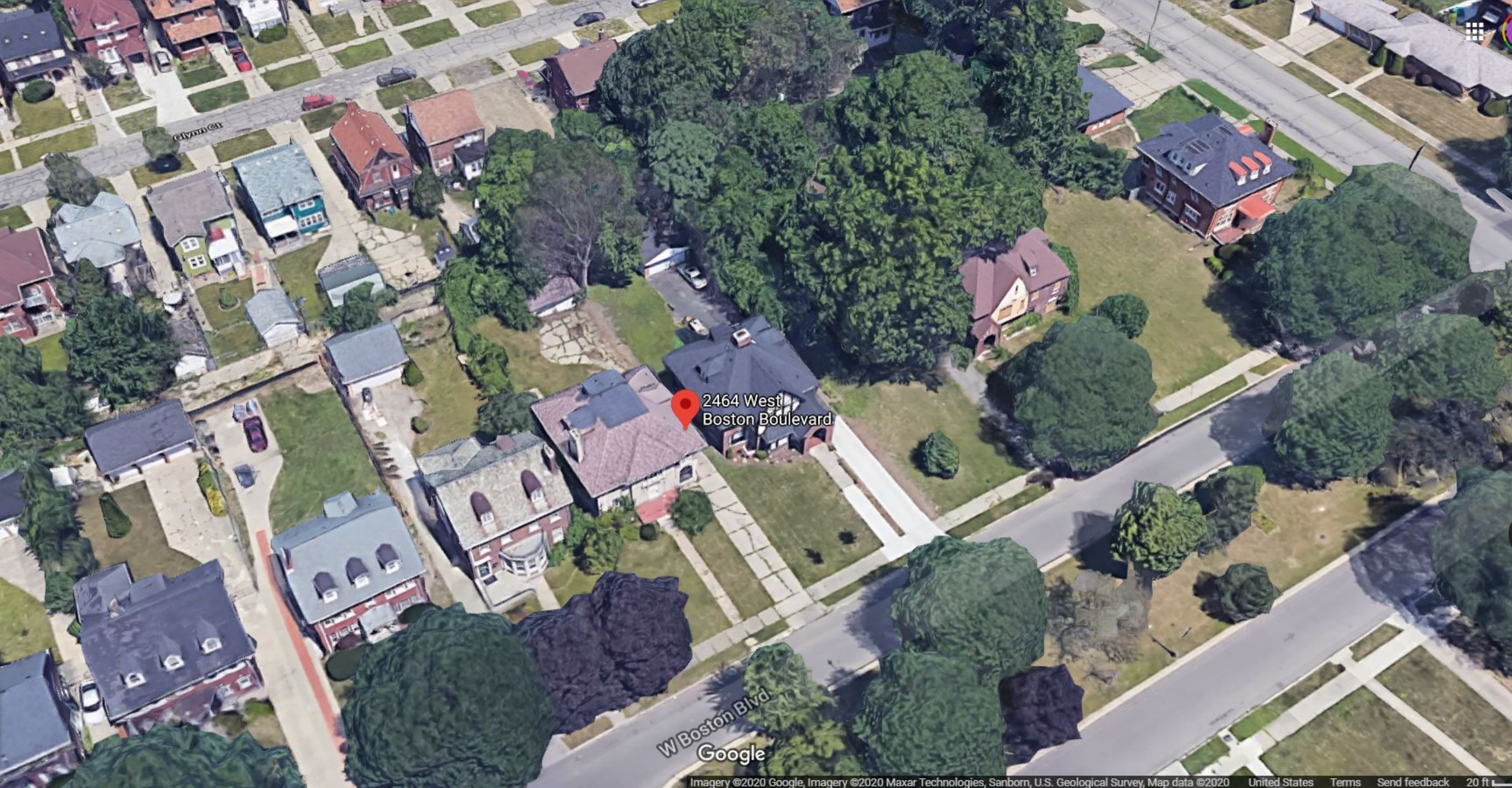
Longfellow St

Longfellow St

Keidan Park

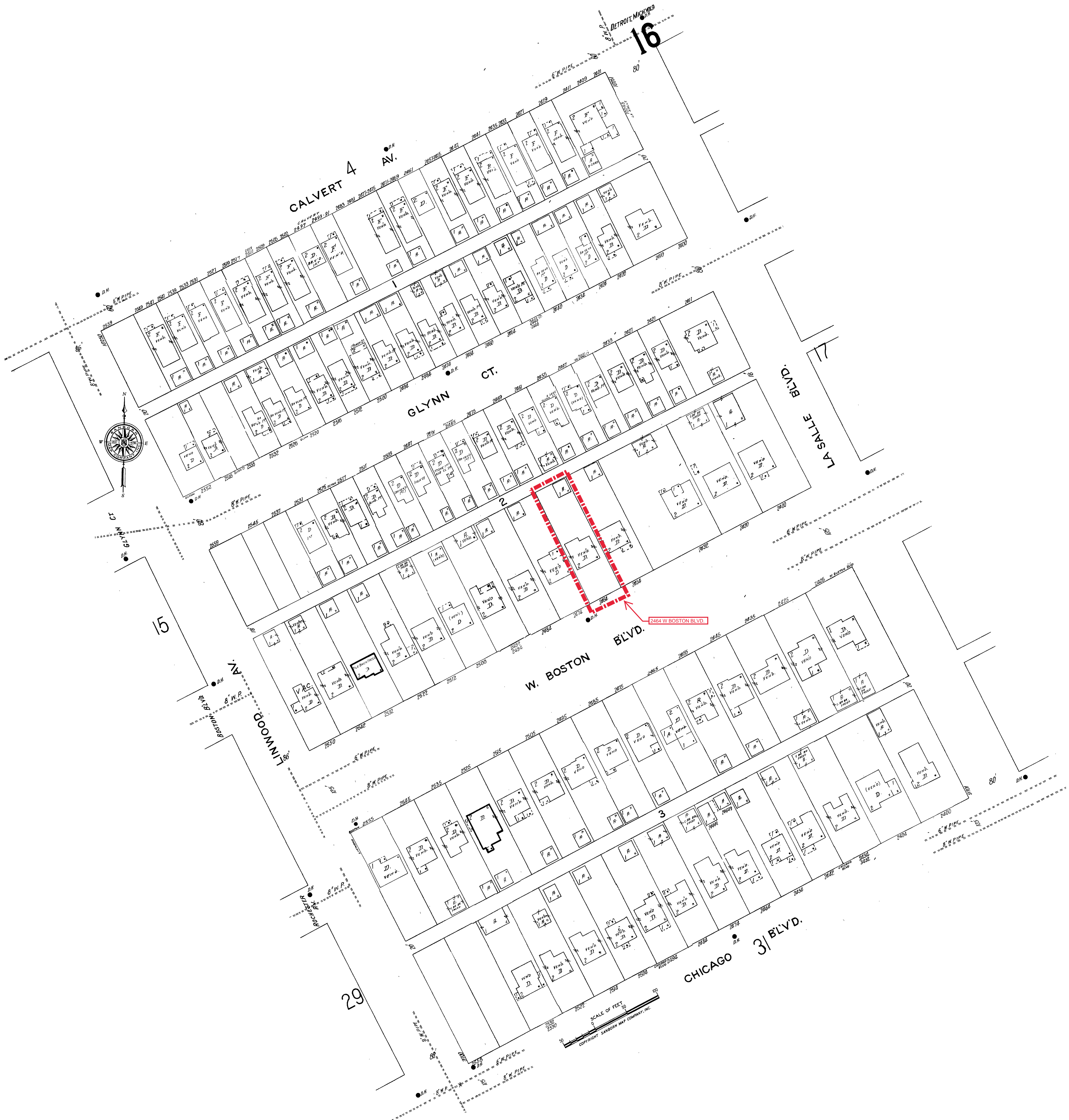
Devin Apartments

Google



2464 West
Boston Boulevard

W Boston Blvd
Google





APPLICANT PHOTO



APPLICANT PHOTO



APPLICANT PHOTO



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APPLICANT PHOTO

March 15, 2020

Addendum to HDC Project Review Request

Re: 2464 W. Boston Blvd., Detroit, MI

Submitted by: David Esau, AIA; desau@cdiarchitects.com

Background. This application is submitted on behalf of Damien Allen-Hurst, 41 years of age. Mr. Allen-Hurst is the owner of the house at 2464 W. Boston Boulevard. As detailed below, Mr. Allen-Hurst suffered catastrophic injuries in a September 16, 2013 motor vehicle accident.

Mr. Allen-Hurst currently resides with his mother and guardian Novella Allen-Smith. Mr. Allen-Hurst and his mother have well-established roots in the Boston Edison historic district. Ms. Allen-Smith and her two children, including Mr. Allen-Hurst, first moved to W. Boston Boulevard in 1987. They lived in the same house until 1999.

Ms. Allen-Smith and Mr. Allen-Hurst returned to the Boston Edison historic district in 2015. They lived at 2512 W. Boston Boulevard until 2019. In 2019, Ms. Allen-Smith and Mr. Allen-Hurst moved to 2464 W. Boston Boulevard. They are committed to the Boston Edison historic district and intend to remain at 2464 W. Boston Boulevard for the remainder of their lives.

Existing Conditions. The existing house is a well-maintained 2-story brick building with a full basement and a partial 3rd story in the attic. The assessor records reflect the house was built in 1925.

Project. The project involves, almost exclusively, an addition to the rear (north) of the house. The addition is intended to accommodate Mr. Allen-Hurst who, as previously noted, suffered catastrophic injuries in a motor vehicle accident. Mr. Allen-Hurst uses a wheelchair for mobility. He requires 2-person, around-the-clock assistance for his care, recovery, and rehabilitation. Mr. Allen-Hurst's care requires the use of a variety of durable medical equipment. He requires and receives physical therapy, occupational therapy, speech therapy, respiratory therapy, and massage therapy.

Mr. Allen-Hurst currently resides in the living room and dining room of the house. This arrangement is not ideal for Mr. Allen-Hurst: (a) it lacks privacy that a bedroom provides; (b) although of good size, the area is not properly configured to facilitate the equipment and the

hands-on care that Mr. Allen-Hurst constantly requires; and (c) it leaves Mr. Allen-Hurst without an accessible bathroom including a roll-in shower that he needs for hygiene. This arrangement also is not ideal for other residents since it leaves others with minimal common living space.

The addition seeks to accommodate and facilitate Mr. Allen-Hurst's care, recovery, and rehabilitation. The addition includes an accessible bedroom designed to accommodate Mr. Allen-Hurst's equipment and staff. The addition includes an accessible bathroom with a roll-in shower and other features intended to facilitate care of a seated individual. The addition also includes a therapy area so that Mr. Allen-Hurst's recovery can continue even if the weather or other factors impact his ability to leave the house.

A treated wood ramp to the east of the addition, with roofing for protection from the elements, provides ground-level access to the addition. The level of the addition will match the level of the first floor of the house. This will facilitate Mr. Allen-Hurst's ability to move between the addition and the main house and interact with other residents.

The addition requires minimal modifications to the existing house and they serve only to accommodate a connection to the addition. The addition connects in a circumscribed area so as to minimize the effect on existing walls and windows. The addition includes a reduction in the size of the dining room window (on the rear or north of the house), which is mostly screened from view by the addition, to accommodate a new door to the addition.

The addition is designed, as much as possible, to appear seamless with the existing house and to conform to the neighborhood elements of design for the Boston-Edison historic district. This is accomplished as follows:

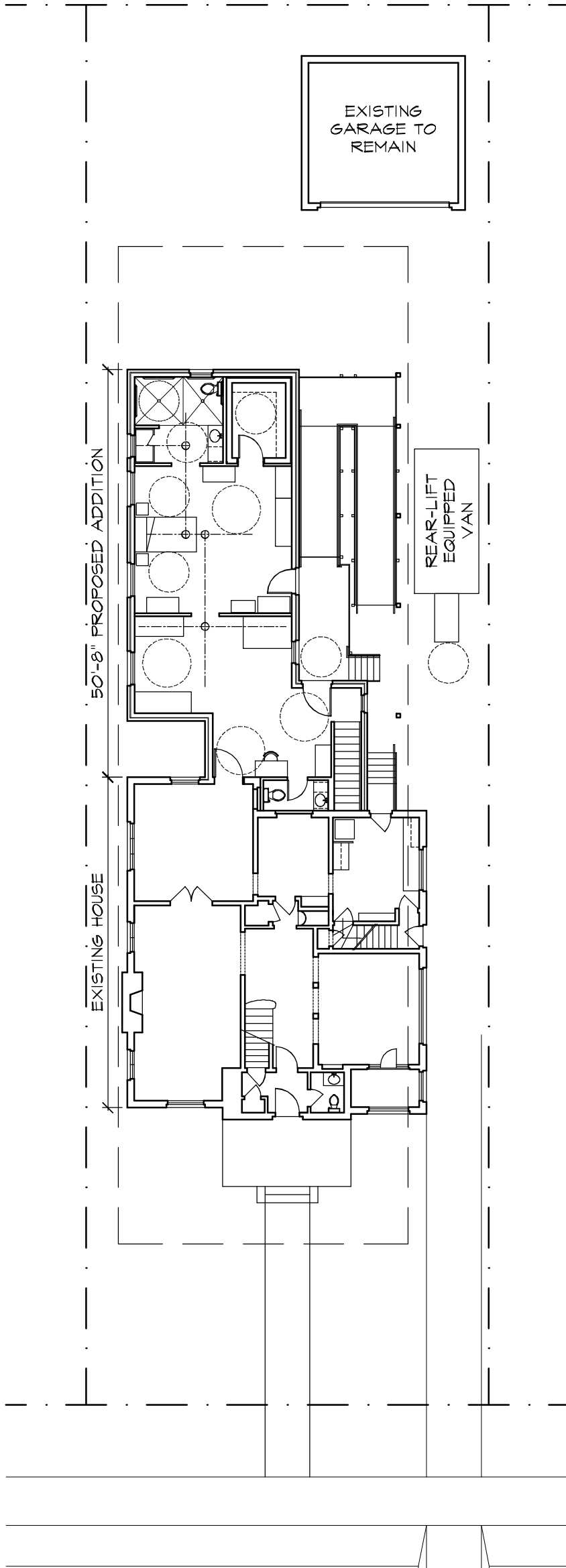
- The addition runs straight back from the existing house on the west. There is a modest inset on the east; the inset provides space for Mr. Allen-Hurst to load and unload from a lift-equipped van. The addition should be only minimally visible to a passerby on the street.
- The addition is only one-story (rather than the typical 2-stories recommended in the neighborhood elements description) due to the physical needs of the homeowner as described above, but as noted will be largely hidden behind the existing house. The change in height will also help differentiate the new from the old as recommended in the Secretary of the Interior's standards for historic rehabilitation.
- The addition will match the existing brick and shingles as closely as possible. See proposed materials.
- The addition includes a hip roof similar to the hip roof on the existing house. The pitch of the hip roof on the addition is slightly shallower than the pitch of the existing house to reduce the bulk of the addition since the accessibility features of the addition require a larger floor area.

- The addition includes white clad wood windows to match the windows on the existing house with mullions similar to those on the existing house. The windows on the west and north are proposed as casements for accessibility. The windows on the east are double hung to match the existing house.

Since the project is only at schematic design, and will require approval of the funders (see below) prior to starting construction, it has not yet gone through a formal city zoning review. However, we have reviewed zoning requirements, and believe the project complies.

Funding. Mr. Allen-Hurst suffered injuries as a result of a motor vehicle accident and, as a result, an automobile insurance company is responsible for reasonable charges incurred for his care, recovery, and rehabilitation. Housing modifications are an available benefit. Mr. Allen-Hurst, by his guardian, engaged counsel so as to facilitate the acquisition of funds from the insurance company with which to pay for the addition and this process is ongoing.

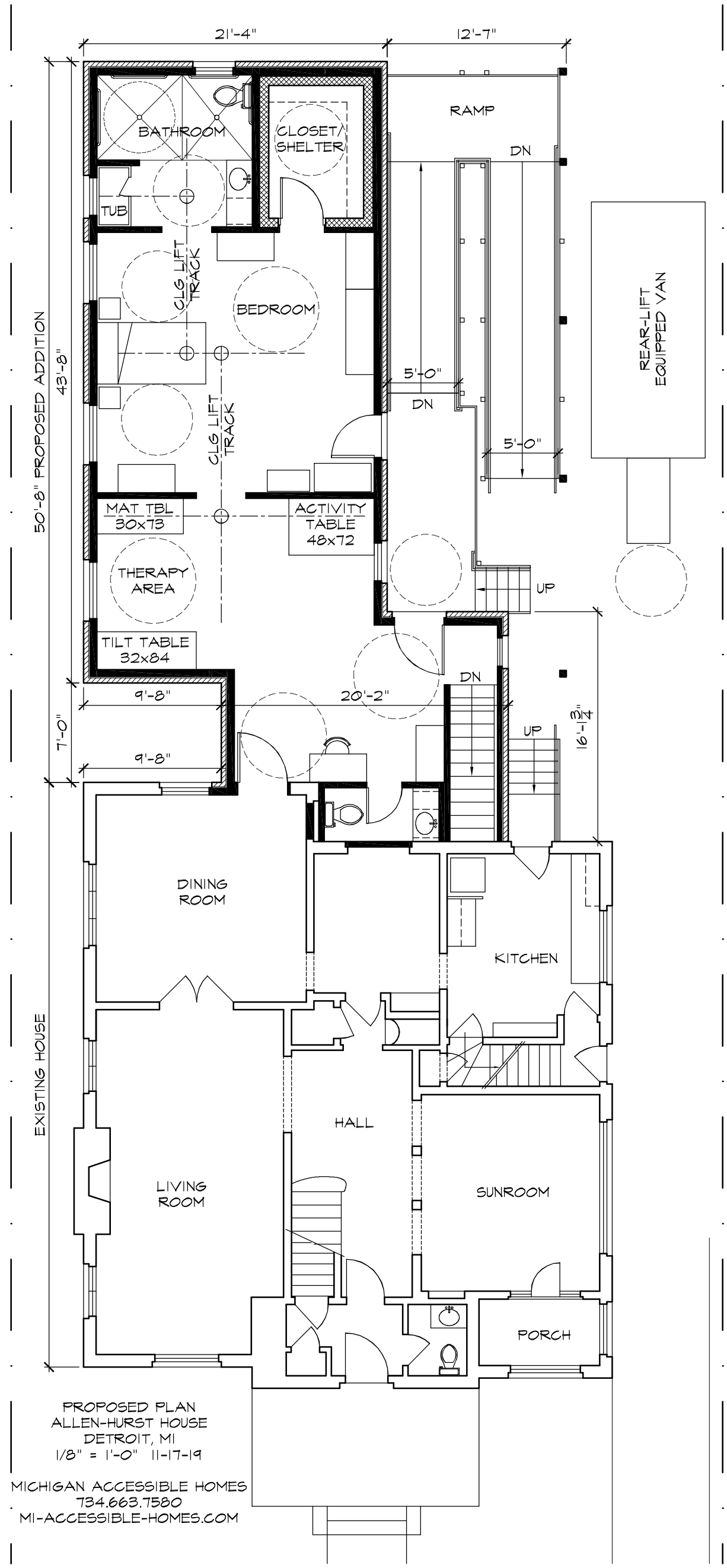
Please advise if you would like additional or different information.



PROPOSED HOUSE
AND SITE PLAN
ALLEN-HURST HOUSE
DETROIT, MI
1/16" = 1'-0" 11-20-19

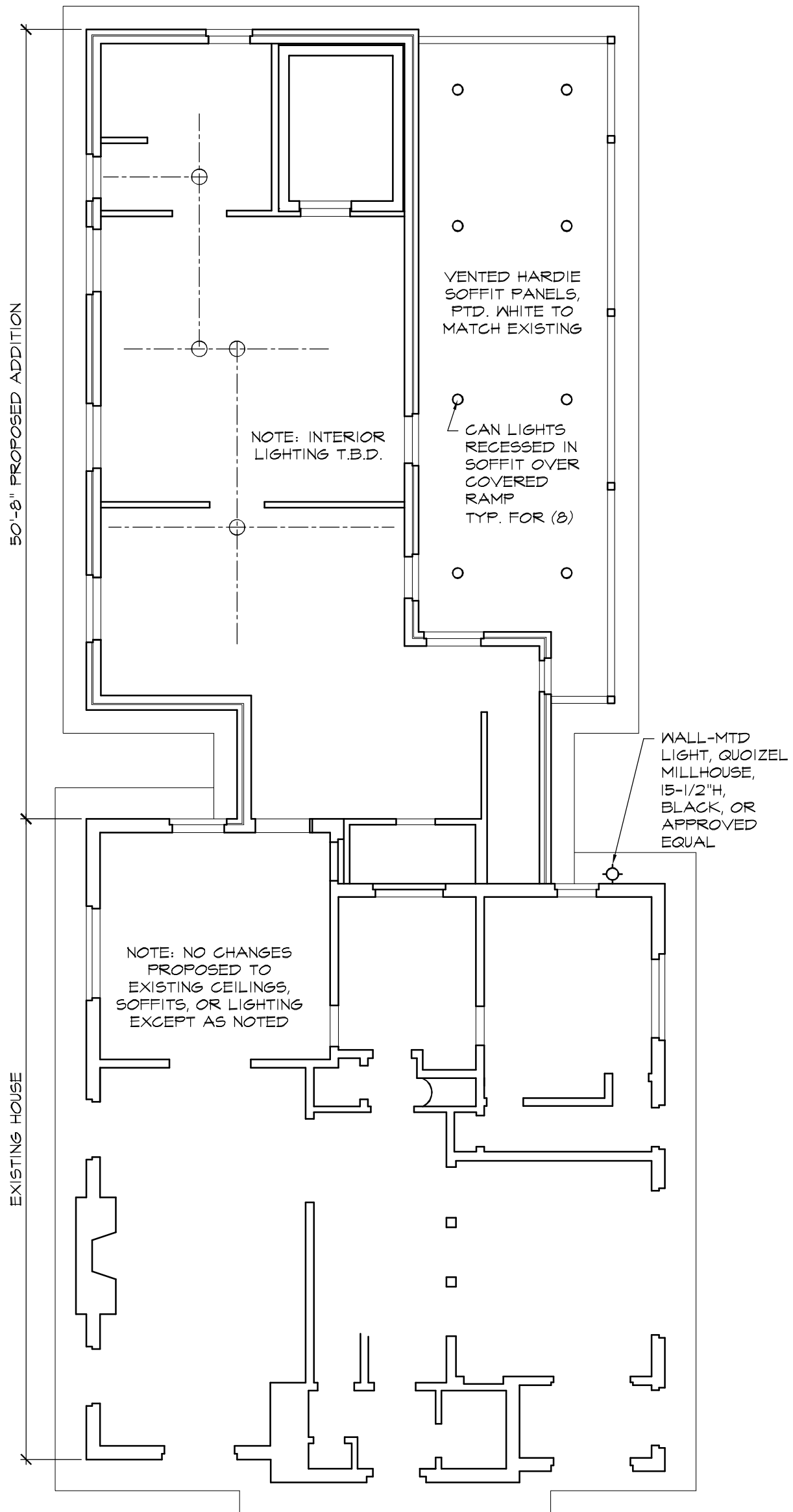
MICHIGAN ACCESSIBLE HOMES
734.663.7580
MI-ACCESSIBLE-HOMES.COM

NOTE: NO SURVEY CURRENTLY
AVAILABLE; POSITIONS OF
BUILDINGS ON THE SITE ARE
APPROXIMATE



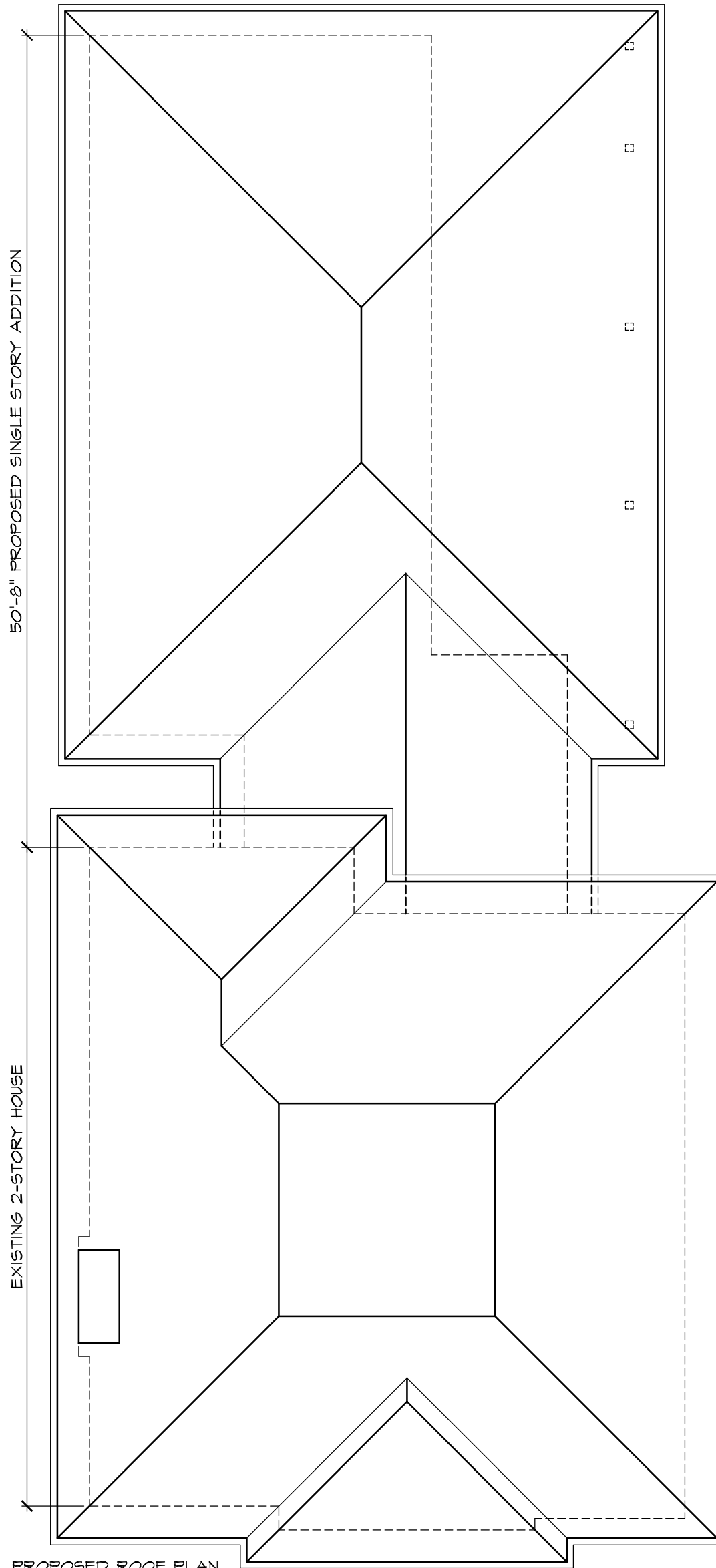
PROPOSED PLAN
ALLEN-HURST HOUSE
DETROIT, MI
1/8" = 1'-0" 11-17-19

MICHIGAN ACCESSIBLE HOMES
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MI-ACCESSIBLE-HOMES.COM



PROPOSED REFLECTED CLG PLAN
ALLEN-HURST HOUSE
DETROIT, MI
1/8" = 1'-0" 3-15-20

MICHIGAN ACCESSIBLE HOMES
734.663.7580
MI-ACCESSIBLE-HOMES.COM

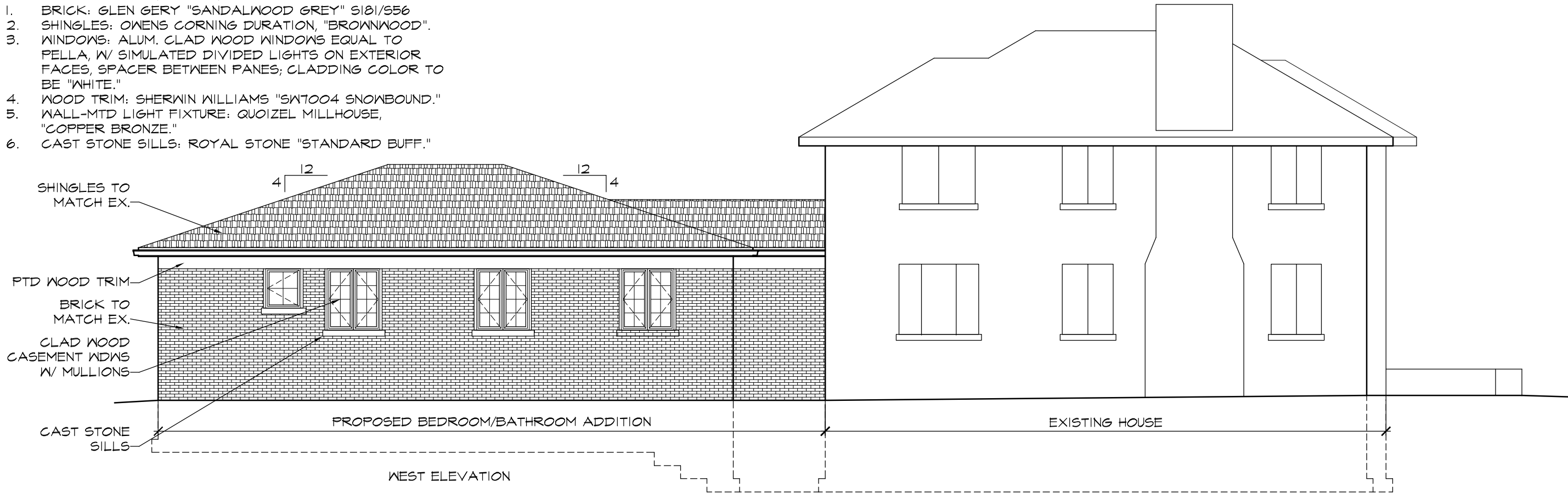


PROPOSED ROOF PLAN
ALLEN-HURST HOUSE
DETROIT, MI
1/8" = 1'-0" 3-15-20

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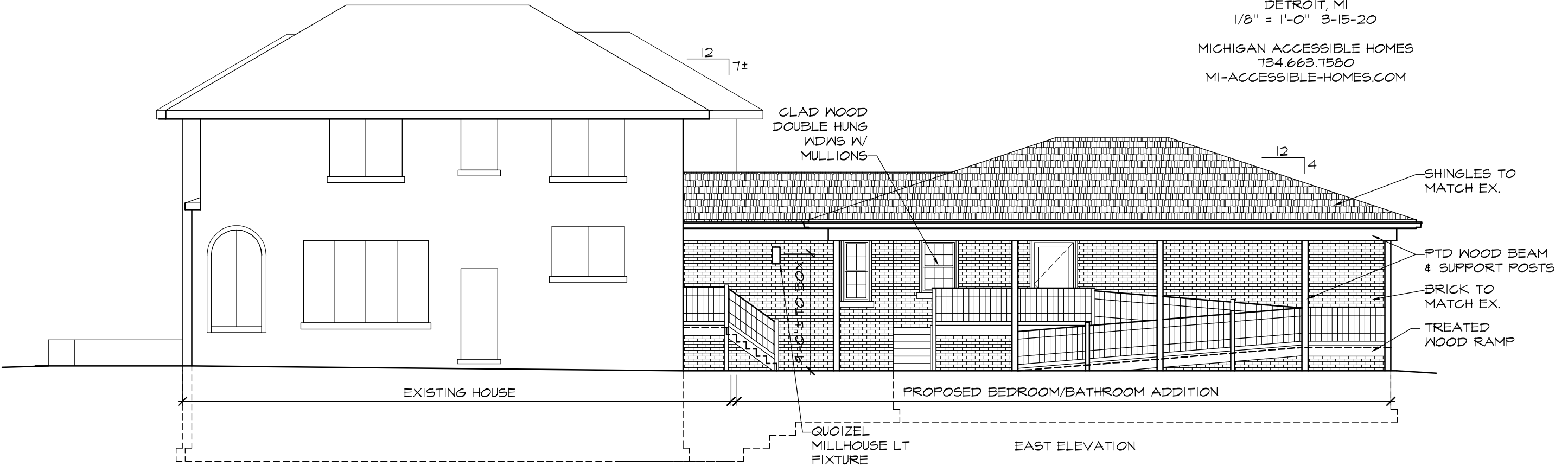
PROPOSED MATERIALS & COLORS:

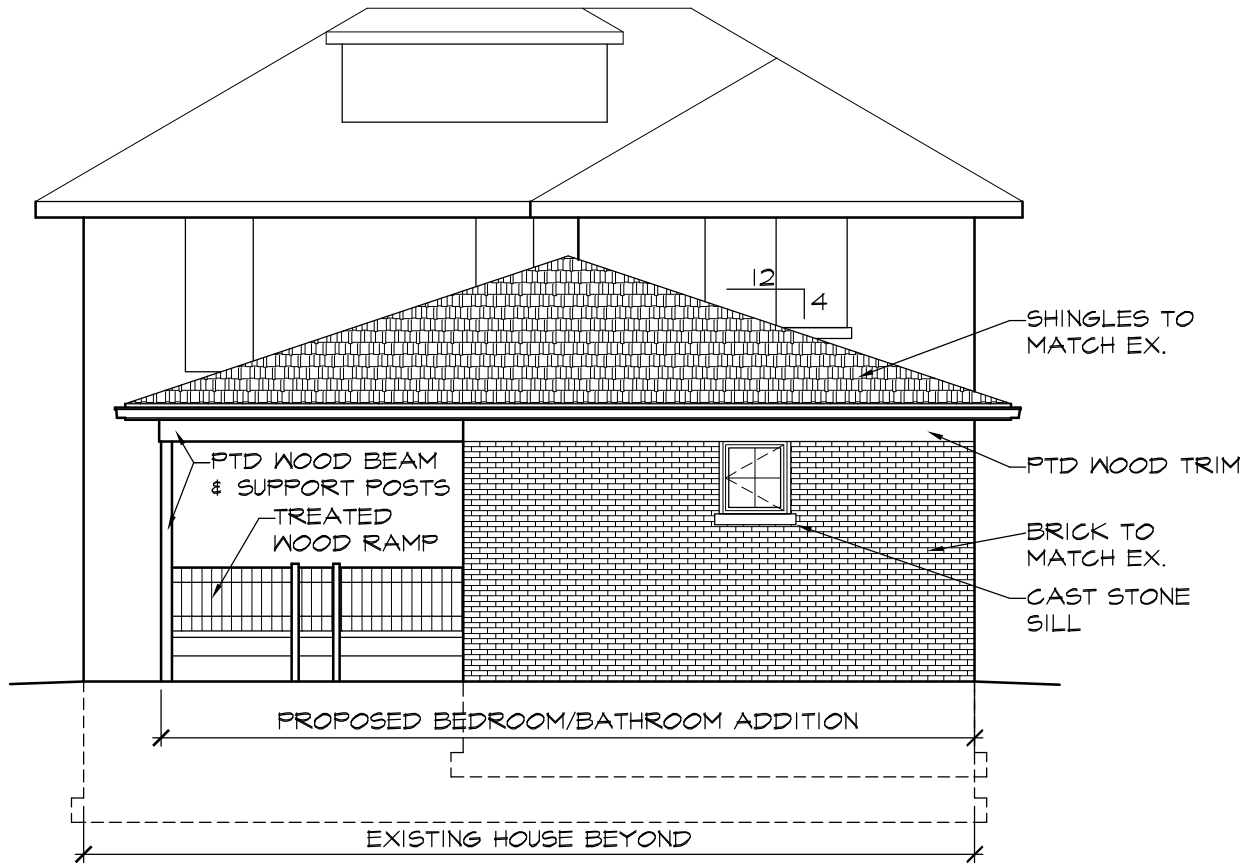
- 1. BRICK: GLEN GERY "SANDALWOOD GREY" S181/S56
- 2. SHINGLES: OWENS CORNING DURATION, "BROWNWOOD".
- 3. WINDOWS: ALUM. CLAD WOOD WINDOWS EQUAL TO PELLA, W/ SIMULATED DIVIDED LIGHTS ON EXTERIOR FACES, SPACER BETWEEN PANES; CLADDING COLOR TO BE "WHITE."
- 4. WOOD TRIM: SHERWIN WILLIAMS "SW7004 SNOWBOUND."
- 5. WALL-MTD LIGHT FIXTURE: QUOIZEL MILLHOUSE, "COPPER BRONZE."
- 6. CAST STONE SILLS



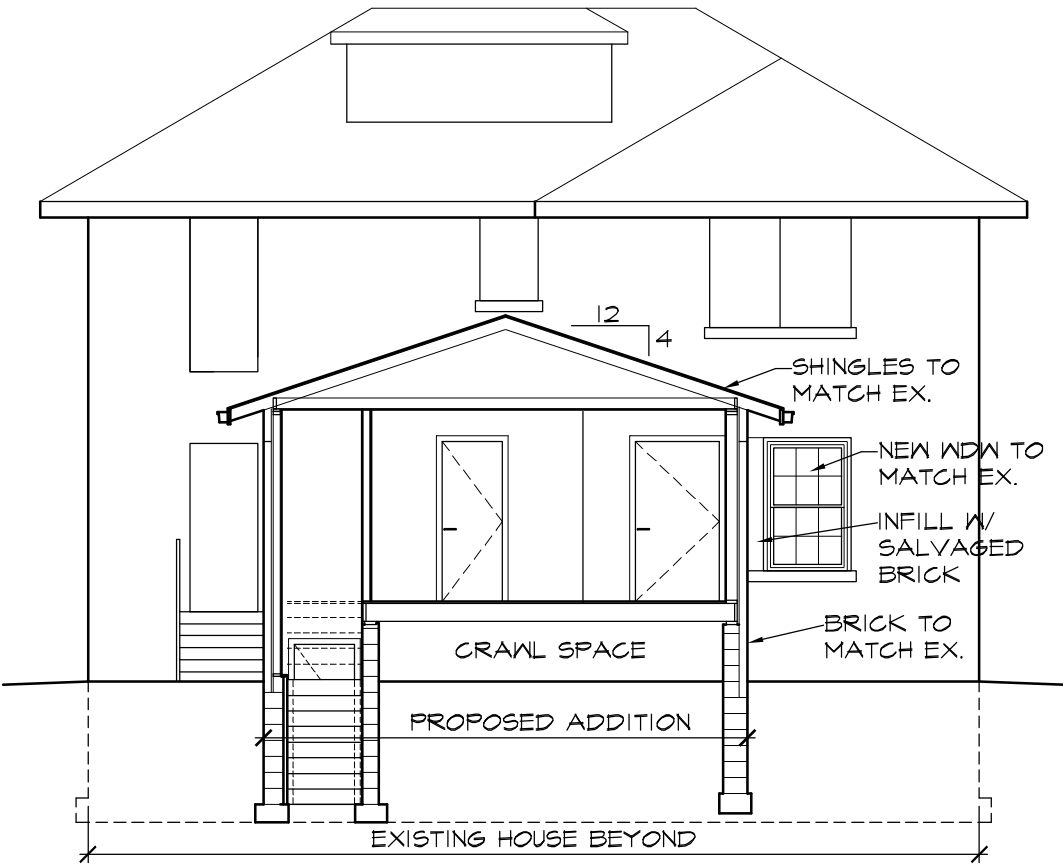
PROPOSED ELEVATIONS
 ALLEN-HURST HOUSE
 DETROIT, MI
 1/8" = 1'-0" 3-15-20

MICHIGAN ACCESSIBLE HOMES
 734.663.7580
 MI-ACCESSIBLE-HOMES.COM





NORTH ELEVATION



SECTION THROUGH ADDITION AT EXISTING HOUSE


- PROPOSED MATERIALS & COLORS:
1. BRICK: GLEN GERY "SANDALWOOD GREY" S181/S56
 2. SHINGLES: OWENS CORNING DURATION, "BROWNWOOD".
 3. WINDOWS: ALUM. CLAD WOOD WINDOWS EQUAL TO PELLA, W/ SIMULATED DIVIDED LIGHTS ON EXTERIOR FACES, SPACER BETWEEN PANES; CLADDING COLOR TO BE "WHITE."
 4. WOOD TRIM: SHERWIN WILLIAMS "SW7004 SNOWBOUND."
 5. WALL-MTD LIGHT FIXTURE: QUOIZEL MILLHOUSE, "COPPER BRONZE."
 6. CAST STONE SILLS: ROYAL STONE "STANDARD BUFF."

PROPOSED ELEVATIONS
 ALLEN-HURST HOUSE
 DETROIT, MI
 1/8" = 1'-0" 3-15-20
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Glen-Gery

Sandalwood Grey S181/S56
Modular



 **ROYAL STONE**
Williamston, Michigan 48895
Phone 517.655.5150
Standard Buff Dry Cast

Your Closest Glen-Gery Location
General Shale Brick



Sandalwood Grey (W181/W56)

 Save Product



[See this on your house](#)

Product Details:

The product is available as thin brick and can be manufactured to meet PCI physical property requirements* and withstand the 1,000 psi pressure. This product is typically cut to 3/4" thickness, but can be cut to 7/8" or thicker, which would include a ribbed back. It is available in the sizes listed below up to 12" lengths. Please contact the Hanley Plant directly at (814) 856-2171 for more information.

*Listed in the 3rd edition of the Architectural Precast Handbook

Product Information:

Type: Facebrick, Thin Brick - Pre-Cast/Tilt-up

Color: Grey

Style: Extruded

Plant: Hanley

Series/Collection: Tuscan Series

Texture/Finish: Wirecut

Availability	Technical Information	Mortar Colors
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Special Order	T	H	L	
Modular	3-5/8	2-1/4	7-5/8	in.
Standard	3-5/8	2-1/4	8	in.
Engineer Modular	3-5/8	2-3/4	7-5/8	in.
Engineer Standard	3-5/8	2-3/4	8	in.
Econo	3-5/8	3-5/8	7-5/8	in.
Norman	3-5/8	2-1/4	11-5/8	in.
Kingston	3-5/8	2-3/4	11-5/8	in.
Utility	3-5/8	3-5/8	11-5/8	in.
Double Utility	3-5/8	7-5/8	11-5/8	in.
Saxon	3-5/8	2-1/4	15-5/8	in.
Titan	3-5/8	3-5/8	15-5/8	in.
8-Square	3-5/8	7-5/8	7-5/8	in.



TruDefinition®
DURATION®
Shingles with Patented SureNail® Technology



Colonial Slate†



TOTAL PROTECTION. TOTAL CONFIDENCE.®



SEAL.



DEFEND.



BREATHE.

TruDefinition® DURATION®

Shingles with Patented SureNail® Technology

Bold contrast. Deep dimension. TruDefinition.®

TruDefinition® Duration® Shingles are specially formulated to provide great contrast and dimension to any roof. Through the use of multiple granule colors and shadowing, TruDefinition® Duration® Shingles offer a truly unique and dramatic effect. This exclusive combination of color and depth is what makes TruDefinition® Duration® Shingles like no other.

TruDefinition® Duration® Shingles are available in popular colors with bold, lively contrast and complementing shadow lines for greater dimension. They feature a Limited Lifetime Warranty*/** (for as long as you own your home) and a 130-MPH Wind Resistance Limited Warranty*. TruDefinition® Duration® Shingles are produced with StreakGuard™ Protection to inhibit the growth of airborne blue-green algae* that can cause unsightly dark streaks on your roof. Owens Corning provides a 10-year Algae Resistance Limited Warranty.* Beyond the outstanding curb appeal and impressive warranty coverage, they also come with the advanced performance of patented SureNail® Technology.



Teakt ▼



**The SureNail® Difference—
A technological breakthrough in roofing.**

The innovative features of Owens Corning® TruDefinition® Duration® Shingles with patented SureNail® Technology offer the following:

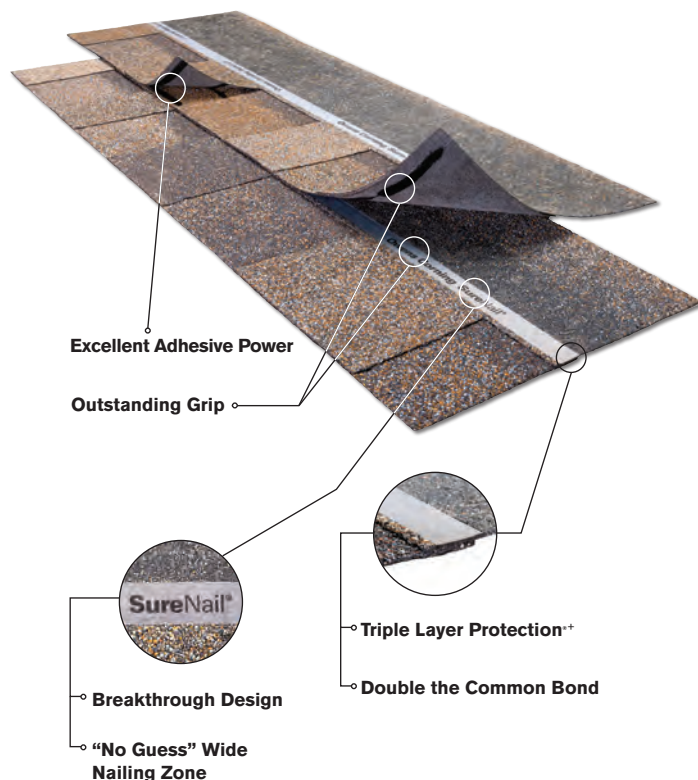
Breakthrough Design. Featuring a tough, woven engineered reinforcing fabric to deliver consistent fastening during installation.

Triple Layer Protection.® A unique “triple layer” of reinforcement occurs when the fabric overlays the common bond of the shingle laminate layers that offers excellent fastener holding power.

Outstanding Grip. Our enhanced Tru-Bond®+ sealant grips tightly to the engineered fabric nailing strip on the shingle below.

Excellent Adhesive Power. Specially formulated, wide adhesive bands help keep shingle layers laminated together.

Exceptional Wind Resistance. Engineered to deliver 130-MPH* wind warranty performance with only 4 nails. Fewer nails required can mean fewer deck penetrations.





Amber†



Brownwood†



Chateau Green†



Colonial



Onyx Black†



Quarry Gray†



Shasta White†



Sierra G





Slate†



Desert Tan†



Driftwood†



Estate Gray†



Gray†



Slatestone Gray†



Teak†



Terra Cotta†



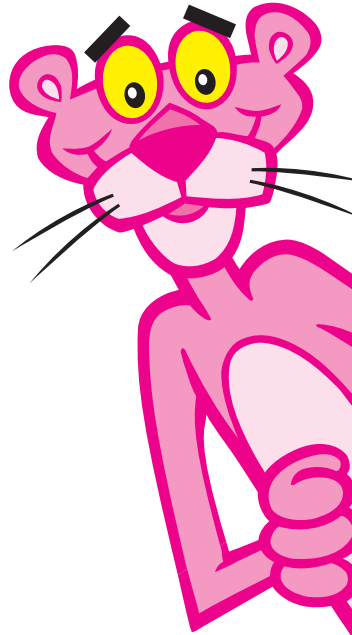
ay†



Harbor Blue†



a†



ENERGY STAR® IS FOR ROOFS TOO



Similar to the energy-efficient appliances in your home, roofing products can help provide energy-saving qualities. Owens Corning® ENERGY STAR® qualified shingles can help reduce your heating and cooling bills when installed properly. These shingles reflect solar energy, helping to decrease the amount of heat transferred to a home's interior — and the amount of air conditioning needed to keep it comfortable. Actual savings will vary based on geographic location and individual building characteristics. Call 1-800-GET-PINK® or 1-888-STAR-YES for more information.

Product Attributes

Warranty Length*

Limited Lifetime** (for as long as you own your home)

Wind Resistance Limited Warranty*

130 MPH

Algae Resistance Limited Warranty*

10 Years

TRU PROtection® Non-Prorated Limited Warranty* Period

10 Years



TruDefinition® Duration® Shingles Product Specifications

Size	13 1/4" x 39 3/8"
Application Exposure	5 5/8"
Shingles per Bundle	Not less than 20
Average Shingle Count per 3 Bundles	64
Average Coverage per 3 Bundles	98.4 sq. ft.

Applicable Standards and Codes

ASTM D228

ASTM D3018 (Type 1)

ASTM D3161 (Class F Wind Resistance)

ASTM D3462

ASTM D7158 (Class H Wind Resistance)

ASTM E108/UL 790 (Class A Fire Resistance)

ICC-ES AC438*

PRI ER 1378E01

Shasta White color meets ENERGY STAR® requirements for initial solar reflectance of 0.25 and 3-year aged solar reflectance of 0.15; 2013 California Building Energy Efficiency Standards, Title 24, Part 6 requirements; rated by the Cool Roof Rating Council (CRRC).

* See actual warranty for complete details, limitations and requirements.

** 2018 Roofing Brand Awareness Study by Owens Corning Roofing and Asphalt, LLC.

† Owens Corning Roofing strives to accurately reproduce photographs of shingles. Due to manufacturing variances, the limitations of the printing process and the variations in natural lighting, actual shingle colors and granule blends may vary from the photo. The pitch of your roof can also impact how a shingle looks on your home. We suggest that you view a roofing display or several shingles to get a better idea of the actual color. To accurately judge your shingle and color choice, we recommend that you view it on an actual roof with a pitch similar to your own roof prior to making your final selection. Color availability subject to change without notice. Ask your professional roofing contractor for samples of colors available in your area.

+ The amount of Triple Layer Protection® may vary on shingle-to-shingle basis.

‡ Tru-Bond® is a proprietary premium weathering-grade asphalt sealant that is blended by Owens Corning Roofing and Asphalt, LLC.

‡‡ 40-Year Limited Warranty on commercial projects.

Owens Corning Roofing Preferred Contractors are independent contractors and are not an affiliate of Owens Corning Roofing and Asphalt, LLC, or its affiliated companies.

For patent information, please visit www.owenscorning.com/patents.

SureNail® Technology is not a guarantee of performance in all weather conditions.

SureNail® Technology is available only on Owens Corning® Duration® Series Shingles.

ENERGY STAR and the ENERGY STAR mark are registered trademarks of the U.S. Environmental Protection Agency.

International Code Council Evaluation Services Acceptance Criteria for Alternative Asphalt Shingles.

^ Excludes non-Owens Corning® roofing products such as flashing, fasteners, pipe boots and wood decking.



HOME SWEET HOME

Your home is your sanctuary. It's the place where you want to feel the most comfortable. Safe. Protected. But no matter how much you love your house, it seems the work is never completely done. And if purchasing a new roof is on your to-do list, it may seem like a daunting task — especially if your roof is already damaged or leaking. Since a roof plays such an important role in protecting you and your family from the elements, you realize that you can't let the damage get out of hand.

Don't worry, we know that a roof replacement project is a big, important decision. You can feel confident about choosing our roofing products — Owens Corning has been a recognized leader in the building industry for over 75 years. In fact, we're America's most trusted roofing brand.** Not only can we help you choose the right shingle and roofing system components, we can also help you select the right contractor for the job — an Owens Corning Roofing Preferred Contractor.

Together we can make this a positive experience — an opportunity, really. This is your chance to choose a roof that not only has outstanding performance, but also has exceptional beauty. So for years to come, you'll feel great every time you pull in the driveway.

Protected. Proud. Home.





Total Protection Roofing System^{® ^}

TOTAL PROTECTION SIMPLIFIED™



Owens Corning® Total Protection Roofing System^{® ^} integrates engineered Owens Corning® components that work together to address these three primary performance areas, critical to a high-performance roof, while also making it easy to understand the importance of each. **With Owens Corning, it's easy to confidently deliver total protection, beauty and peace of mind.**



SEAL.

SELF-ADHERED ICE & WATER BARRIER
SYNTHETIC UNDERLAYMENT



DEFEND.

STARTER SHINGLES
LAMINATE SHINGLES
HIP & RIDGE SHINGLES

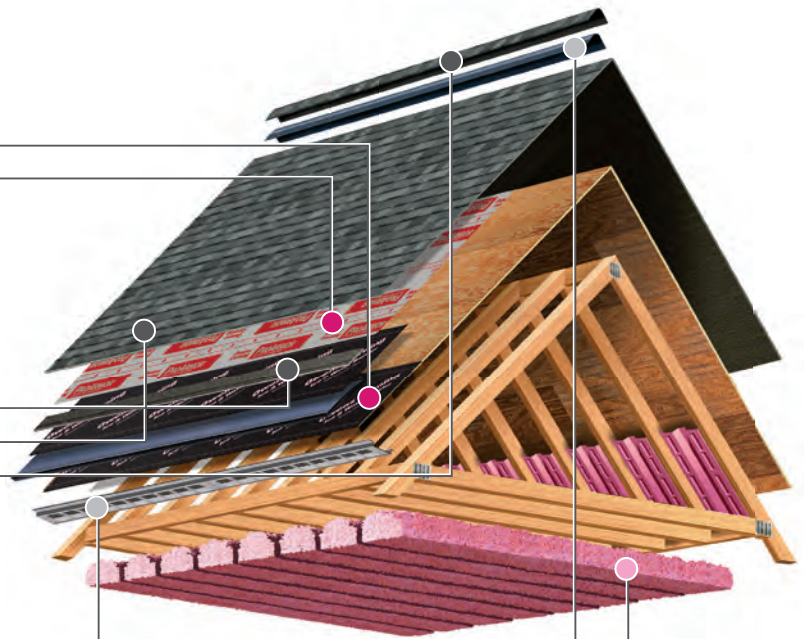


BREATHE.

INTAKE VENTS
EXHAUST VENTS

+ COMFORT.

PINK® FIBERGLAS™
BLOWN-IN
ATTIC INSULATION



OWENS CORNING ROOFING AND ASPHALT, LLC
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1-800-GET-PINK®
www.owenscorning.com/roofing

Pub. No. 10013980-I. Printed in U.S.A. November 2019.
THE PINK PANTHER™ & © 1964–2019 Metro-Goldwyn-Mayer Studios Inc.
All Rights Reserved. The color PINK is a registered trademark of Owens Corning.
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(Brookville, Kearny, Medina, Minneapolis, Summit)



REPORT



White



Classic White



Vanilla Cream



Poplar White



Almond



Sand Dune



Honeysuckle



Tan



Fossil



Putty



Portobello



Deep Olive



Auburn Brown



French Roast



Brown

Summer Sage



Hemlock



Hartford Green



Morning Sky Gray

Eldridge Gray



Iron Ore



Black



Naval



Stormy Blue



Real Red



Brick Red



Cranberry

REPORT
MHE8406CU

Millhouse Outdoor Lantern
Copper Bronze

QUOIZEL
LIGHTING



DETAILS

Material: Steel

Glass/Shade Description: Clear Seeded Glass

LAMPING

Light Source: Incandescent

Bulb Included: No

Bulb Type: Medium Base

Bulb Quantity: 1

Watts per Bulb: 100

ELECTRICAL

Dimmable: Yes

Voltage: 120v

Wire Length: 0.5'

INSTALLATION

Location Rating: Wet

Install Position: Down

Sloped Ceiling Compatible: No

DIMENSIONS

Dimensions: 7.00" W x 15.50" H x 7.50" D

Backplate Dimensions: 6.00"H x 4.50"W

HCWO: 6"

Weight: 4.00 lbs

Dimensional Weight: 10.00 lbs

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Sec. 21-2-106. - Boston-Edison Historic District.

(a) An historic district, known as the Boston-Edison Historic District, was established by a Resolution of the City Council adopted on April 2, 1974, remained in effect on the date of 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 Boston-Edison Historic District are:

The area includes both sides of Boston Boulevard, Chicago Boulevard, Longfellow Avenue, and Edison Avenue from Woodward Avenue center line to Linwood Avenue center line; said property description being described as the Voight Park Subdivision - Lots 188-461, 465-510; Atkinson's Subdivision - Lots 24-48 (even numbers only); E. W. Voight Subdivision - Lot 96; Boston Boulevard Subdivision - Lots 76-116, 126-167, 176-270, 277-283, 290-355, 361-378, 383-437, 442-454; Guerolds Subdivision - Lots 17-24; Lewis Park Subdivision - Lots 17-30; Jackson Park Subdivision - Lots 17-31; Joy Farm Subdivision - Lots 683-1076; Voight's Park, Boston Boulevard, Chicago Boulevard, Longfellow Avenue and Edison Avenue from Woodward Avenue to Linwood Avenue.

(c) The elements of design, as defined in Section 21-2-2 of this Code, for the Boston-Edison Historic District shall be as follows:

(1) *Height.* Virtually all of the houses in the district have two full stories plus an attic or a finished third floor within the roof, which 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 block face, excluding any houses built since 1930, 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. The height of the two adjoining houses shall be added into the total twice, with a divisor of ten used to determine the average. The main roof of any new building must have a height 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 calculation. In determining the height of existing buildings and proposed buildings, the highest point of the main roof shall be used, even where towers or other minor elements may be higher.
- b. The level of the eaves of the proposed new structure has as much or more significance for compatibility as the roof height. Therefore, an average eave or cornice height shall be determined by the same process as described 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 eave or cornice.

- (2) *Proportion of buildings' front façade.* Proportion varies in the district, depending on the age, style, and location in a specific subdivision. Most houses are wider than tall, especially those on large or multiple lots east of the John C. Lodge Freeway. With height being established by the standards in Subsection (c)(1) of this section, proportion will be established by prohibiting any proposed building or addition from creating a front façade wider than the widest, or narrower than the narrowest, of those existing on the same block face.
- (3) *Proportion of openings within the façade.* Windows openings are virtually always taller than wide; however, several windows are sometimes grouped into a combination that is wider than tall. Window openings are always subdivided. The most common window type is double-hung with sashes that are generally further subdivided by muntins or leaded glass. Façades have approximately 15 percent to 35 percent of their area glazed. Sun porches, with a very high proportion of window openings 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 façades. In examples of other styles, particularly those of English Medieval Inspiration, voids are arranged with more freedom, but usually in a balanced composition.
- (5) *Rhythm of spacing of buildings on streets.* The spacing of the buildings is generally determined by the setback from side lot lines. There is a variance in the widths of subdivision lots from one block to another. The lots generally range from 40 feet to 75 feet in width. The minimum spacing between houses is ten feet and the maximum spacing between houses is approximately 325 feet, where several lots are combined. The typical spacing is ten feet to 15 feet from side lot lines. In the case of very wide properties, two conditions exist:
 - a. The house is located in the center of the site with extensive side yard space, which only occurs with extremely large houses by district standards; or
 - b. The house is located at the side of the wide site, which creates an extensive side yard on one side of the house.
- (6) *Rhythm of entrance and/or porch projections.* In those examples derived from Classical precedents, entrances and porches, if any, tend to be centered on the front façade. Other examples display more freedom with entrance and porch placement. Porches and permanently enclosed sun porches are often placed at the side and, sometimes, at the rear of the building.

- (7) *Relationship of materials.* The majority of houses are faced with brick, while many are partially or totally stucco. There are some stone buildings, sometimes combined with stucco; clapboard is rare and is extremely rare as the sole material. Roofing includes slate, tile, and asphalt shingles. Wood shingle roofs were once common and have generally been replaced with asphalt. Wood shake does not exist and there is no known evidence that it was ever used in the district. 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.
- (8) *Relationship of textures.* The most common relationship of textures in the district is that of a low-relief pattern of mortar joints in brick contrasted with the smooth surface of wood or stone trim. There are a few houses with rough or rusticated stone surfaces. 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.*
- a. Natural brick colors, such as red, yellow, brown, and buff, predominate in wall surfaces. Natural stone colors also exist. Where stucco or concrete exists, it usually remains in its natural state, or is painted in a shade of cream. Roofs are in natural colors (tile and slate colors, natural and stained wood colors), and asphalt shingles are predominantly within this same dark color range. Paint colors often relate to style. The buildings derived from Classical precedents, particularly those of Neo-Georgian style, generally have woodwork painted white, cream, or in the range of those colors including "putty;" doors and shutters are frequently dark green or black.
 - b. Colors known to have been in use on similar buildings of this style in the 18th Century or early 20th Century may be considered for appropriateness. Buildings of Medieval inspiration, notably Neo-Tudor, generally have painted woodwork and window frames of a dark brown or cream color. Half timbering is almost always stained dark brown. The original colors of any building, as determined by professional analysis, are always acceptable for a house, and may provide guidance for similar houses.
- (10) *Relationship of architectural details.* Architectural details generally relate to style. Neo-Georgian buildings display classic details, mostly in wood, and sometimes in stone. Porches, shutters, window frames, cornices, and dormer windows are commonly, although not always, treated. Details on "Mediterranean" style or vernacular buildings, including arched windows, door openings and porches, are often done in stone, brick,

tile, and sometimes in stucco. Buildings of Medieval inspiration tend to have details in the form of carved wood or carved stone ornaments on window frames, door frames, and eaves. In general, the various styles are rich in architectural details.

- (11) *Relationship of roof shapes.* A variety of roof shapes exist in the district, depending on building style. Shallow hipped roofs with dormers, roofs with triangular gables, and steep hipped roofs predominate. A few Gambrel roofs exist. Complex arrangements of the gabled and/or the hipped types, with subsidiary or transverse roofs, are not unusual. Dormers are common. Flat roofs are present only as subsidiary roofs on residential structures. Garage roofs generally reflect the style and pitch of the roof on the main house.
- (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. Minor walls of continuity are created where rows of trees have survived in sufficient numbers or new trees are planted in rows, and where hedges along front lot lines exist in numbers.
- (13) *Relationship of significant landscape features and surface treatments.*
 - a. The typical treatment of individual properties is a flat or graded front lawn area in grass turf, often subdivided by a straight or curving walk leading to the front entrance. Materials for such walks are concrete, brick, stone, or combinations of those materials. Some front yards have rectangular raised earthwork terraces upon which the house stands. These unpaved terraces having sloping embankments or retaining walls which are made of brick, stone, or both, at the change of grade foundation plantings, often of a deciduous character that are characteristic of the period 1900 to 1930, are present virtually without exception. Hedges between properties and along front property lines are not uncommon. It is characteristic for corner lots to have hedges or fencing at side lot lines along the sidewalk. There is a wide range in the type of fencing. Fencing within the public view was generally designed to compliment the style, design material, and date of the residence. Although the American Elm was once the dominant tree, it is virtually extinct in the district. Replacement trees should be characteristic of the area and period. Plantings of new trees should be directed to "tree lawns" and medians. If an American Elm tree is planted, it should be disease resistant.
 - b. Straight side driveways leading from the street to rear garages are the norm, although access to garages is also off the alley, especially in areas of the district that were developed earlier. On corner lots, garages and driveways often face the side streets. These driveways are paved in asphalt, concrete, or brick. Side lots are

not uncommon for the larger properties 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 and are often fenced at or near the setback line.

- c. The width of tree lawns varies from block to block. Street pavements are now asphalt. Cut stone curbs exist in areas of the district where they have not yet been replaced with concrete, primarily east of the John C. Lodge Freeway. Public sidewalks are concrete. In parts of the district, some tree lawns/berms have been covered with concrete, which may represent encroachment on City property. The resulting wide sidewalks are not appropriate in the district. The ample 125-foot street rights-of-way of West Boston Boulevard and Chicago Boulevard each have two narrow pavements divided by the large graded grassy median strips which are planted with evergreens and deciduous trees. The other east-west streets, Longfellow Street and Edison Boulevard, are 66 feet wide.
 - d. The Public Lighting Commission's ornamental poles ("O.P.") with cast iron bases (Pattern #10 and Cast Iron Panel Pattern #16A) and wooden shafts are placed at regular intervals primarily on the medians on Boston Boulevard and Chicago Boulevard, and on the tree lawns on other east-west streets. Lighting on the north-south side streets consists of steel poles, some of which are fluted, with either ornate pendants or simple cranes. There are historic upright poles along the periphery of Voight Park. Concrete and brick entrance piers exist at Woodward Avenue and Longfellow Street. Alleys run east-west down the center of the blocks, with the exception of the north-south alleys behind the Woodward Avenue frontage.
- (14) *Relationship of open space to structures.* Open space in the district occurs in the form of vacant land, a City park, side lots, and grassy median strips in the boulevards. There are no houses facing Woodward Avenue. Ample open space is provided at Woodward Avenue and Boston Boulevard, creating a park-like entrance into the district. The John C. Lodge Freeway is depressed and forms a visual and physical gap in the district. All houses have rear yards as well as front yards. Where an original or early arrangement of house and grounds included, and still includes, landscaped lots which form part of the landscaping plan for the residence, such landscaped lots have significant landscape features.
- (15) *Scale of façades and façade elements.* There is a variety in scale from block to block and style to style, the largest and most substantial houses being primarily those on the first two blocks west of Woodward Avenue and on Boston Boulevard east of the John C. Lodge Freeway. West of the John C. Lodge Freeway and on Longfellow Street and Edison Boulevard, the houses are generally smaller in scale and are situated on smaller lots. 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. Window sashes are usually subdivided by muntins, which affect the apparent scale of the windows within the façades.

- (16) *Directional expression of front elevations.* Although many of the larger buildings are wider than tall, the expression is generally neutral.
- (17) *Rhythm of building setbacks.* Because of the existence of various subdivisions and related subdivision and deed restrictions, setbacks vary from area to area within the district, although they are generally 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 approximately 40 percent to ten percent or less in the case of homes with large yards. Most homes are in the 25 percent to 35 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 buildings derived from Classical precedents usually have simple, rectangular façades with varying amounts of ornamentation. Other styles, such as those of Medieval inspiration, frequently have façades complicated by gables, bays, slight setbacks, and an occasional tower. In general, the smaller houses in the district are less complex.
- (20) *Orientation, vistas, overviews.* Most of the houses in the district have front entrances, which are oriented toward the streets running east-west. The houses on LaSalle Boulevard, from Chicago Boulevard to Edison Boulevard, are orientated toward LaSalle. Garages are frequently oriented either toward an alley and/or the front drive or toward a side street in the case of corner lots. Almost all garages are detached and are at the rear of the lot.
- (21) *Symmetrical or asymmetric appearance.* Neo-Georgian and other buildings derived from Classical precedents are generally symmetrical; buildings in other styles, including the Neo-Tudor, are generally asymmetric, but balanced, compositions.
- (22) *General environmental character.* The Boston-Edison District, with its long straight streets, two boulevards, large-to-moderate-sized, stately single-family homes, and Voight Park and Woodward Avenue's open space, has an urban, substantial, low density residential character.

(Code 1984, § 25-2-126; Res. of 4-2-1974 (Journal of City Council Pages 722-724); Ord. No. 44-98, § 1(25-2-126), eff. 12-23-1998)