

STAFF REPORT 10-9-2019 MEETING
APPLICATION NUMBER 19-6491
ADDRESS: 3466 BURNS
HISTORIC DISTRICT: INDIAN VILLAGE
APPLICANT: BEN CARBURY
DATE OF COMPLETE APPLICATION: 8/30/2019
DATE OF STAFF SITE VISIT: 10/1/2019

PREPARED BY: J. ROSS

SCOPE: REVISION TO APPROVED DESIGN

EXISTING CONDITIONS

Erected ca. 1914, the building located at 3466 Burns is a 1 1/2–story, bungalow-plan building. The resource features brick exterior cladding, a side-gabled roof and 6/1 wood, double-hung windows. Wood, 8-light casement windows are also located at the rear elevation. A deteriorated 20’x22’ concrete slab and adjacent concrete parking apron is located in the parcel’s rear yard. A concrete ribbon driveway leads from the sidewalk to the rear yard’s concrete slab/parking apron.

3466 Burns, current appearance, showing driveway and approach proposed for removal



PROPOSAL

Please note that the Commission approved a proposal which included the erection of a new garage (on a new 20’x22’ slab) with a new 25’x35’ concrete parking apron and the replacement of the existing concrete ribbon driveway with a new concrete ribbon driveway of the same dimension and in the same location at their 7/24/2019 special meeting. With the current application the applicant is seeking the Commission’s

approval to revise the approved scope of work. The specific revision includes the following:

- Remove the concrete ribbon driveway at the front yard
- Remove the current concrete driveway approach which is located within the City right-of-way/"berm" area
- Add lawn within the footprint of the former driveway and driveway approach
- To the rear/east of the garage, install a concrete approach/apron which leads from the alleyway to the new auto entry door (east elevation)
- Omit the new 25'x35' concrete parking apron which the Commission approved for installation at the 7/24/2019

STAFF OBSERVATIONS AND RESEARCH

- The majority of the homes in the 3400 block of Burns Street have concrete driveways, most of which appear to have been added or modified/widened relatively recently. Only one other ribbon driveway remains on the block.
- The driveway ribbon is historic-age and likely dates back to the home's original date of construction
- The current driveway approach appears to be been added relatively recently/outside of the historic period
- The ribbon driveway remains as representative of the birth of the automobile era/the emergence of the automobile as the primary mode of personal transportation within the US/Detroit
- Although historic age, it is staff's opinion that the driveway is not a feature that characterizes the property and/or district

ISSUES

- None

RECOMMENDATION

As noted above, it is staff's opinion that the driveway proposed for removal is not a feature that characterizes the property and/or district. Staff therefore recommends that the Commission issue a Certificate of Appropriateness for the proposal because the work meets the as proposed meets the Secretary of the Interior's Standards for Rehabilitation, standards # 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 and # 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.*

HISTORIC DISTRICT COMMISSION PROJECT REVIEW REQUEST

CITY OF DETROIT
PLANNING & DEVELOPMENT DEPARTMENT
2 WOODWARD AVENUE, ROOM 808, DETROIT, MI 48226

DATE: 5/17/19

PROPERTY INFORMATION

ADDRESS: 3466 Burns, Detroit AKA: _____
HISTORIC DISTRICT: Indian Village

APPLICANT IDENTIFICATION

Property Owner/ Homeowner Contractor Tenant or Business Occupant Architect/ Engineer/ Consultant

NAME: Ben Carby COMPANY NAME: Sell your house fast

ADDRESS: P.O. Box 510672 CITY: Livonia STATE: MI ZIP: 48151

PHONE: 734-277-9760 MOBILE: 716-374-5086 EMAIL: buffalo rental property@gmail.com

PROJECT REVIEW REQUEST CHECKLIST

Please attach the following documentation to your request:

- Photographs** of ALL sides of existing building or site
- Detailed photographs** of location of proposed work (photographs to show existing condition(s), design, color, and material)
- Description of existing conditions** (including materials and design)
- Description of project** (including an explanation as to why replacement--rather than repair--of existing and/or construction of new is required)
- Detailed scope of work** (formatted as bulleted list)
- Brochure/cut sheets** for proposed replacement material(s) and/or product(s)

NOTE:

Based on the scope of work, additional documentation may be required
See www.detroitmi.gov/hdc for scope-specific requirements

SUBMIT COMPLETED REQUESTS TO: **HDC@DETROITMI.GOV**

3466 Burns Garage and Driveway replacement

4 Exterior Photos of all sides of house:







Detailed Photos of Location of proposed Work:



Old Garage Slab



2 Lines of concrete up through the side of the house













Description of Existing Condition:

Between the sidewalk and 5 feet past the back of the house the driveway is 2 rows of concrete with grass inbetween them a ribbon driveway After that there is a left turn sweep and then a 20x22 garage slab. There is no garage on the slab, it was demolished by the previous owner or owners

Description of the project:

We plan on removing the entire concrete driveway and garage slab and having a garage built to have rear alleyway access. We will remove the existing driveway that allows access to burns and be grassing that entire area. We will then build a 20x22 2 car garage on the garage slab. We believe that this will make the home and street look much better and have much more curb appeal as the space between the neighbors house and our house is quite narrow.

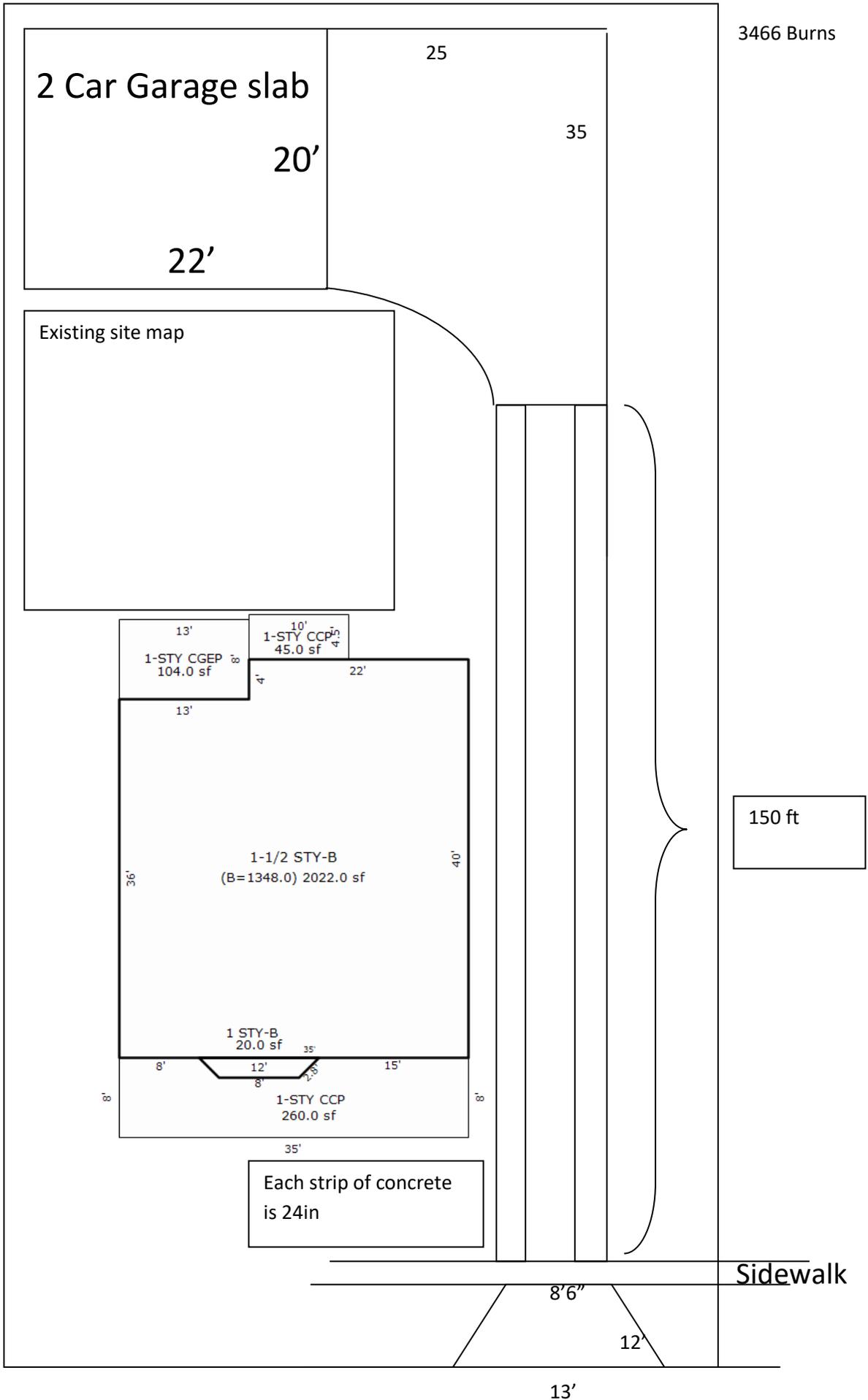
Please see the below site plan which is both the current site plan and the proposed site plan.

Detailed Scope of Work:

1. Remove driveway and slab
2. Repour concrete apron and slab
3. Frame garage and build soffits and fascia and add gutters
4. Side garage
5. Add lighting fixtures

Brochure/Cut Sheet

1. Window will NOT BE vinyl, either wood or wood aluminum clad or aluminum
2. Garage Details:



Apron

4 ft.

3466 Burns

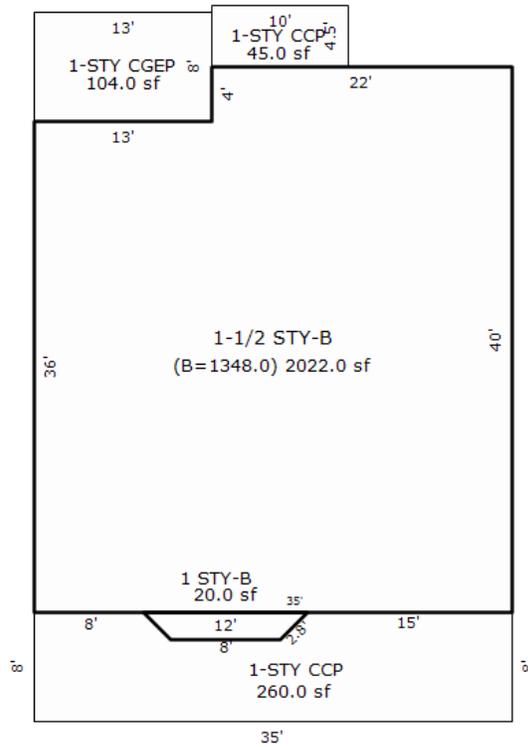
2 Car Garage slab

20'

22'

Notes:

New Garage and Garage apron,
remove entire current driveway



Sidewalk

- (1) *Height.* Virtually all of the houses in the district have two (2) full stories plus attic or finished third floor within the roof; these are generally called "two-and-a-half" story houses. Additions to existing buildings shall be related to the existing structure; new buildings shall meet the following standards:
 - (i) The eight (8) 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 (8) 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 Jefferson Avenue, the five (5) existing houses shall be used. The height of the two (2) adjoining houses shall be added into the total twice, with a divisor of ten (10) (seven (7) on Jefferson Avenue) used to determine the average. Any new building must have a height of the main roof of at least eighty (80) per cent 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.
 - (ii) 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 as that described above. The proposed new structure shall have a height at the eaves, or cornice, of not less than ninety (90) per cent 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, nor higher than the highest.
- (2) *Proportion of buildings' front facades.* Proportion varies in the district, depending on age, style, and location in a specific subdivision. Height being established by the standards above, proportion will be established by permitting no proposed building or addition to create a front facade wider or narrower than those existing on the same block.
- (3) *Proportion of openings within the facade.* 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. Facades have approximately fifteen (15) per cent to thirty-five (35) per cent 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 facades.* In buildings derived from classical precedents, voids are usually arranged in a symmetrical and evenly-spaced manner within the facade. In examples of other styles, especially those of neo-Tudor and Victorian substyles, 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 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 (2) 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 facade. 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 eighteenth or early nineteenth centuries 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 facade. 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 sometime 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 1895-1930, 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.
- (15) *Scale of facades and facade 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 facade elements and details either accentuate or subdue the scale of the facades. Facade 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 sash are usually subdivided by muntins, which affects the apparent scale of the windows within the facades.
- (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 facades, 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 fifty (50) per cent to twelve (12) per cent or less in the case of homes with large yards. Most homes are in the twenty (20) per cent to thirty (30) per cent range of lot coverage.
- (19) *Degree of complexity within the facade.* 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 facades with varying amounts of ornamentation. Other styles, such as "Queen Anne" and those of Medieval inspiration, frequently have facades 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 facade in these cases is well coordinated with the rest of the street facades. 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 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.