

**STAFF REPORT 04-15-2020 REGULAR MEETING**

**PREPARED BY: A. PHILLIPS**

**APPLICATION NUMBER: 20-6687**

**ADDRESS: 961 BURNS AVENUE**

**HISTORIC DISTRICT: INDIAN VILLAGE**

**APPLICANT: SHANE OVERBY**

**PROPERTY OWNER: SHANE OVERBY**

**DATE OF COMPLETE APPLICATION: 02-17-2020**

**STAFF SITE VISIT: N/A**

**SCOPE: REPLACE EXISTING ALUMINUM WINDOWS WITH NEW WOOD WINDOWS**

**EXISTING CONDITIONS**

The building located at 961 Burns Avenue is a 2½-story single-family residence constructed ca. 1905. The structure is clad in red brick and features limestone and wood details as well as cedar shake, stucco, and half-timbering at the second and third floors. The asymmetrical façade includes a large chimney at the center of the front façade flanked by a large projecting bay at the second floor. The wood casement windows and tilt-out storms are intact. The main entrance to the house is located on the side, directly adjacent to the driveway. The multi-gabled roof is covered in dark gray asphalt shingles. The property includes a garage at the northwest corner of the lot behind the house.



**PROPOSAL**

With the current proposal, the applicant is seeking the Commission’s approval **to replace (6) existing aluminum casement windows with (4) wood casement windows per the attached drawings and application.** Included in the proposal are the following scope items:

- The (6) windows proposed for replacement are located at the third floor (attic) in the north and south gable ends. Each gable end includes a set of (3) windows which are separated by mullions. According to the applicant, the existing windows are out-swing casement that were installed in the 1940’s and “have aluminum mullions and sashes.”

- The proposal includes the removal of the (3) existing aluminum windows at each gable end, remove the existing mullions between the windows, and to replace the windows with a set of (2) in-swinging, divided lite, wood casement windows with tilt-out storms to match other windows on the house, specifically a different set of windows on the third floor.

### **STAFF OBSERVATIONS & RESEARCH**

- Indian Village Historic District was designated in 1970.

### **ISSUES**

- The **photograph** which the applicant is using to show the original inswing windows is of a set of windows on the second floor, not the third floor. Additionally, upon looking at the historic photos provided by the applicant, the third floor opening in the gable end at the front of the house is not present which means it was added at a later date and is not original.
- At the time of designation, the house included the (3) mullied windows in each gable end.
- It is not apparent that the configuration of the existing openings was at any point two sashes rather than three.

### **RECOMMENDATION**

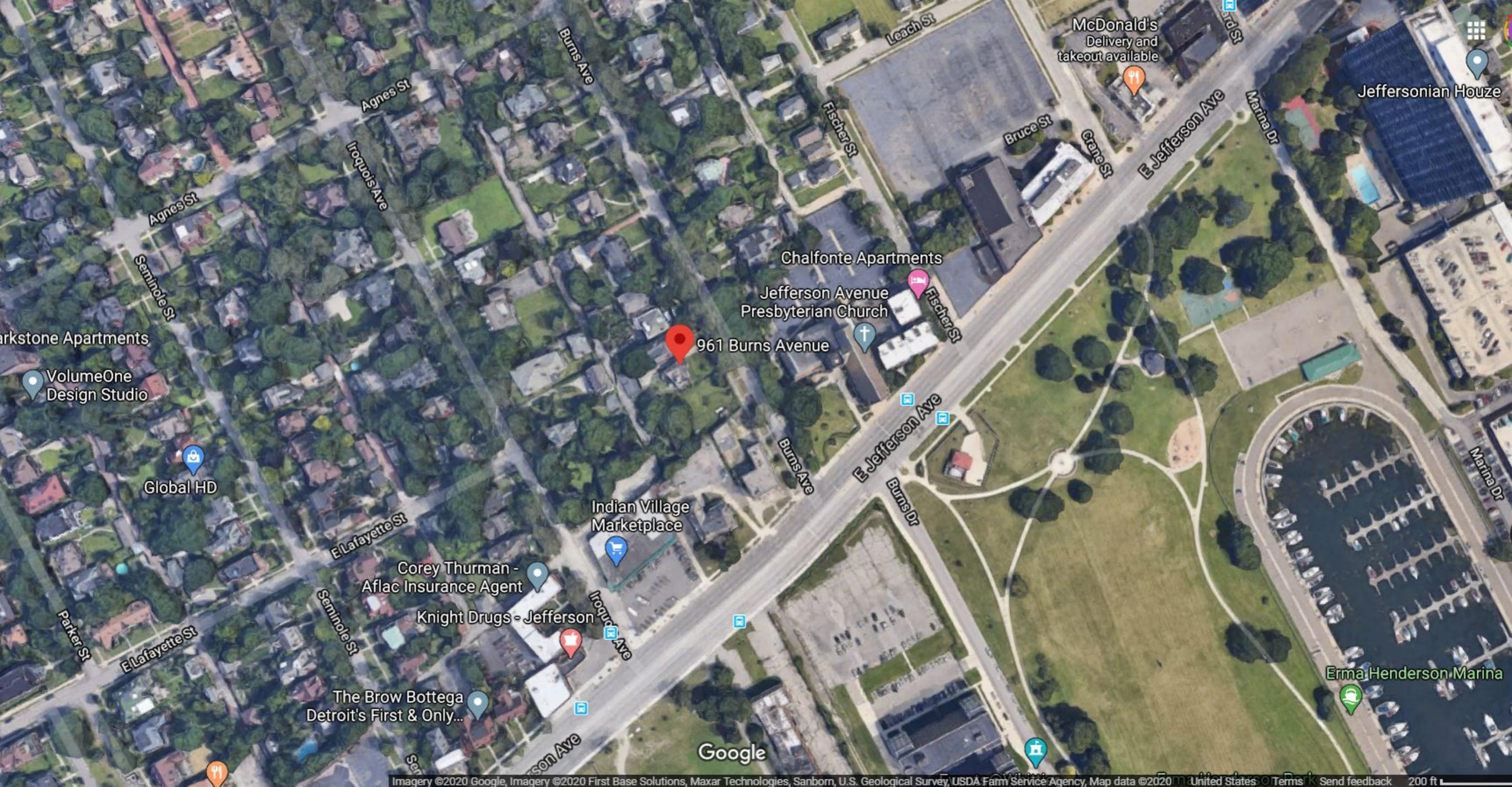
It is staff's opinion that the work, as proposed, retains and preserves the historic character of the building, its site, and setting. Staff therefore recommends that the Commission issue a Certificate of Appropriateness as the proposed work meets the Secretary of the Interior's Standards for Rehabilitation,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

*#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.*

However, staff recommends that the Commission issue this Certificate of Appropriateness with the following conditions:

- The in-swinging wood casement replacement windows are to match the existing configuration of three divided lite sashes to match the current configuration – (3) eight-lite in-swinging wood casements divided by two mullions as currently configured.



McDonald's  
Delivery and  
takeout available

Jeffersonian Houze

Chalfonte Apartments

Jefferson Avenue  
Presbyterian Church

961 Burns Avenue

Indian Village  
Marketplace

Corey Thurman -  
Aflac Insurance Agent

Knight Drugs - Jefferson

The Brow Bottega  
Detroit's First & Only...

Erma Henderson Marina

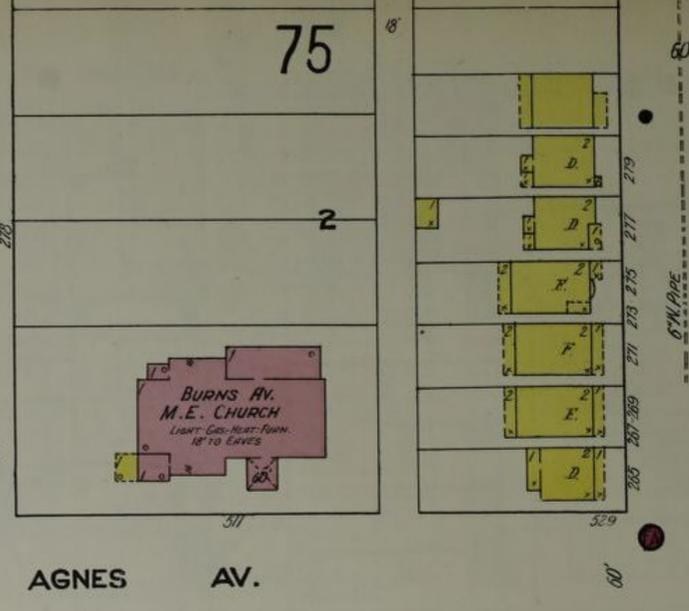
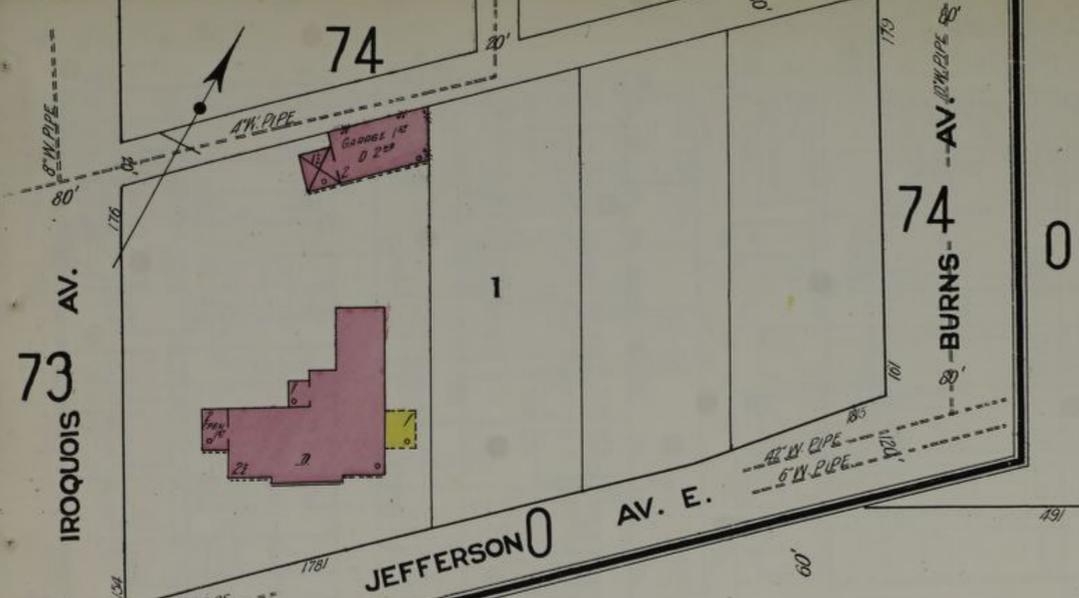
Google



961 Burns Avenue

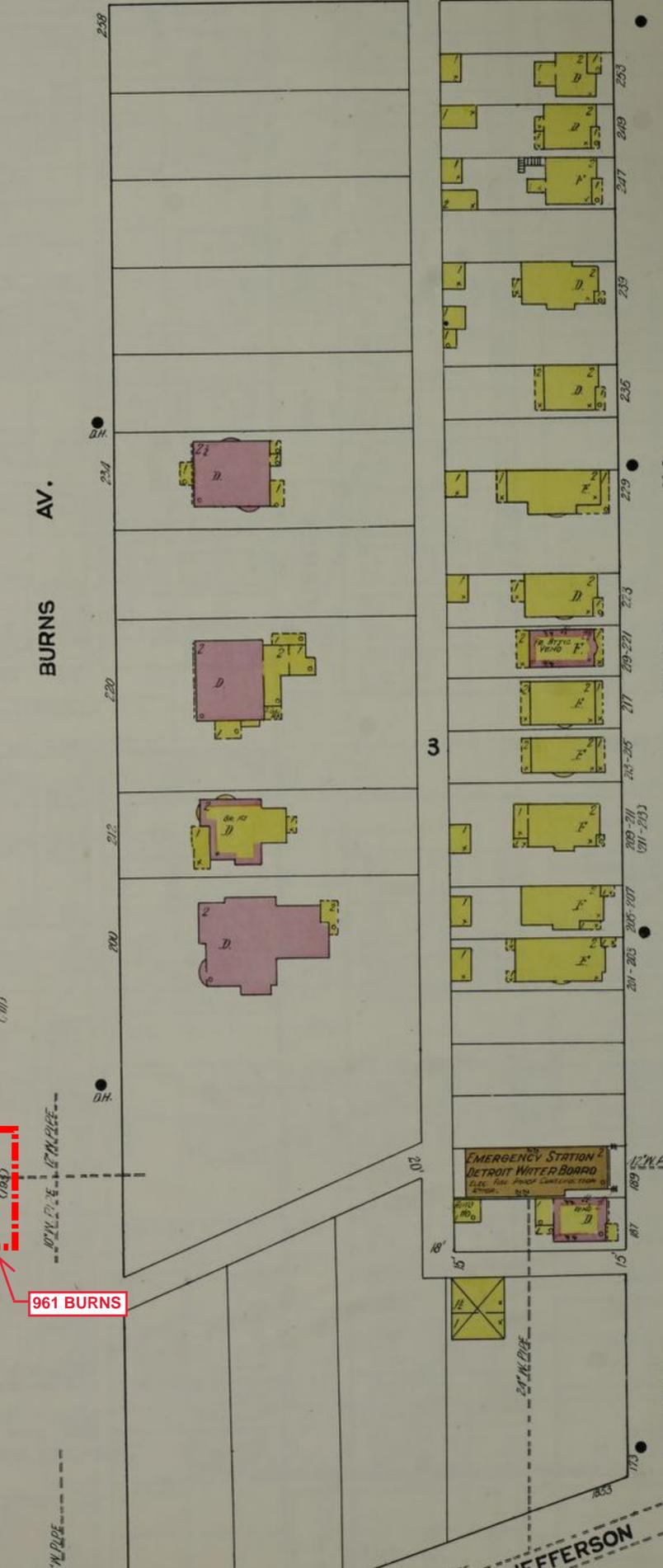
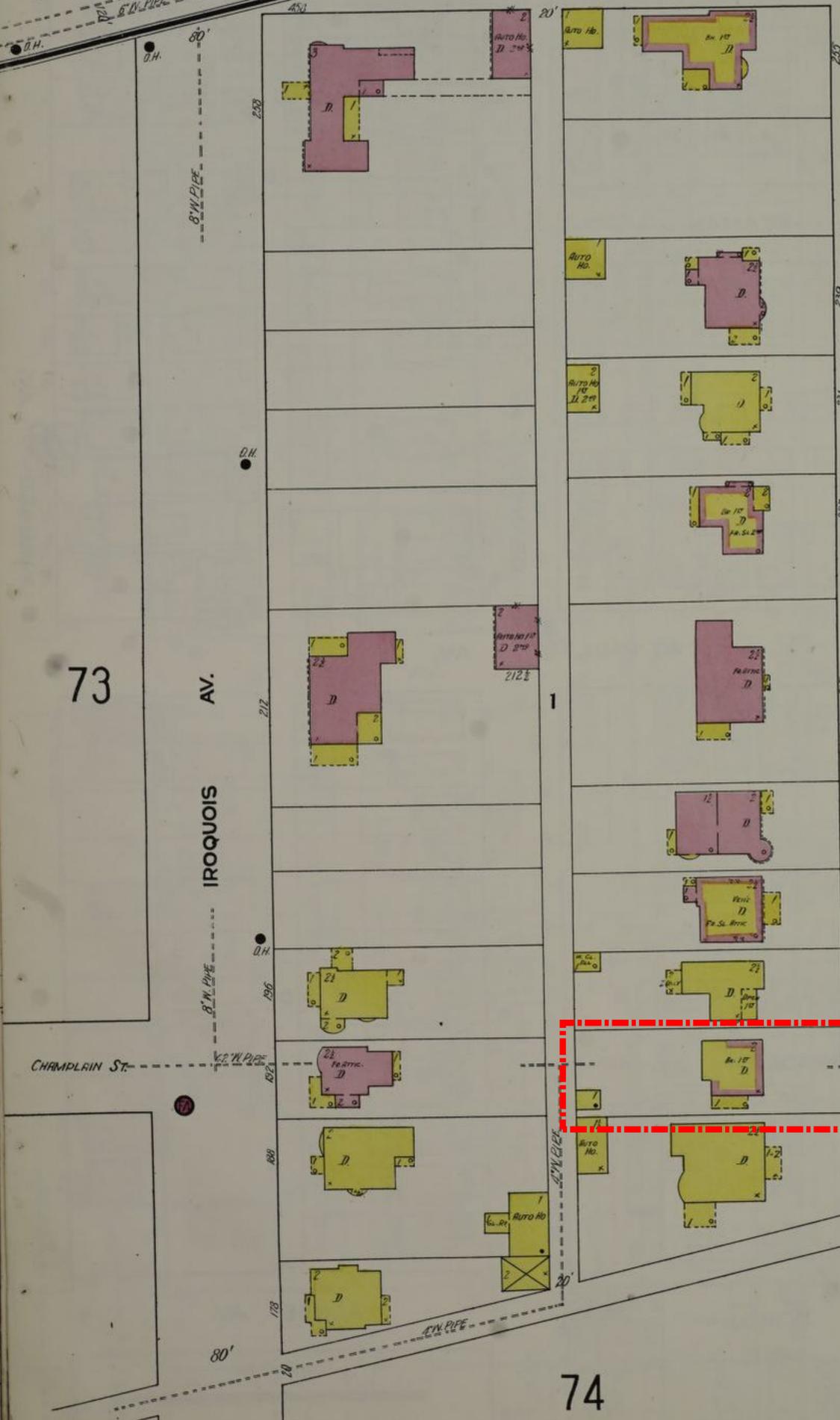
Burns Ave

Google



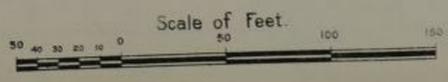
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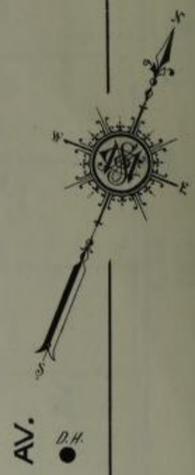
AGNES AV.



FISHER AV.

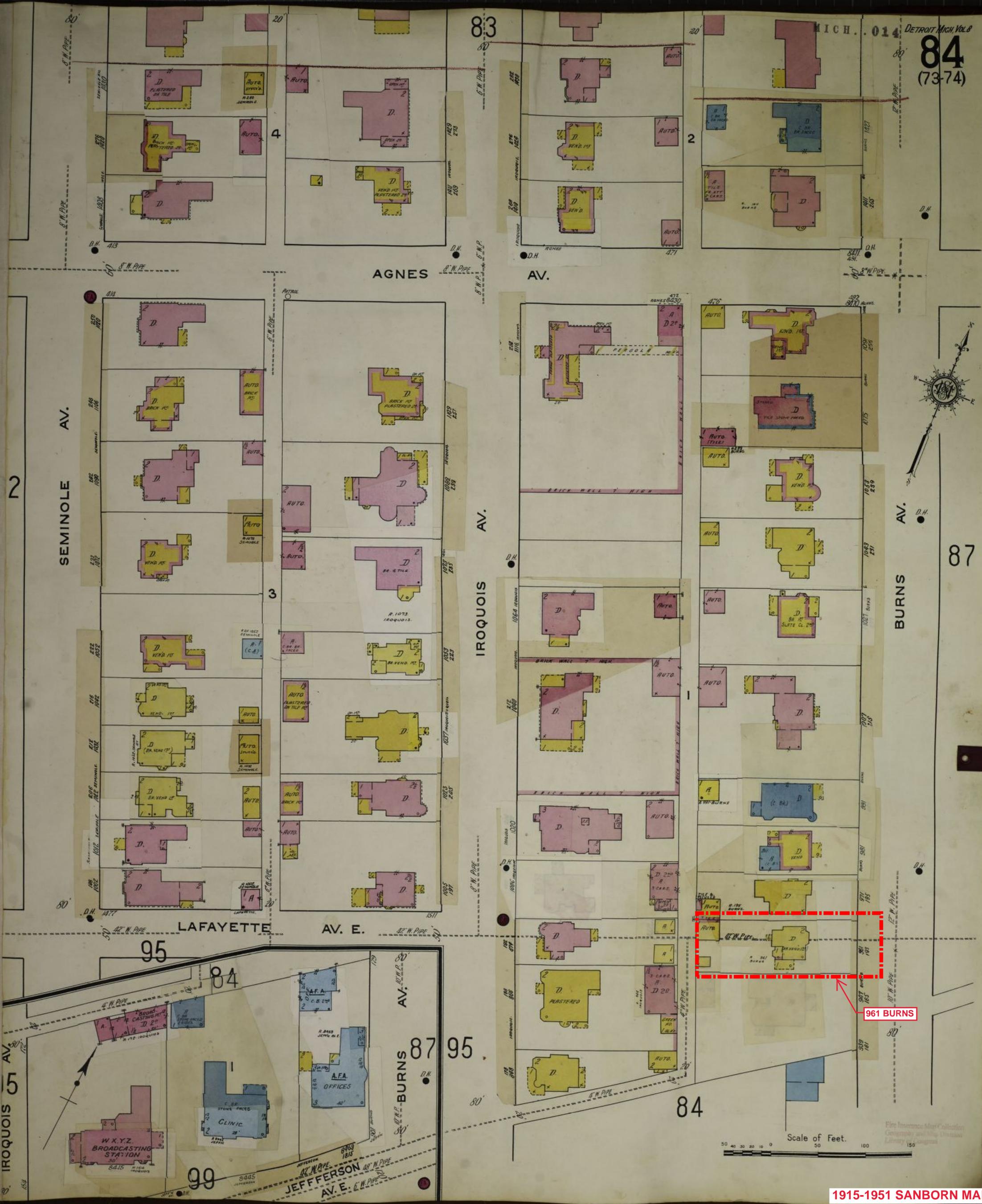
77 LEACH ST.



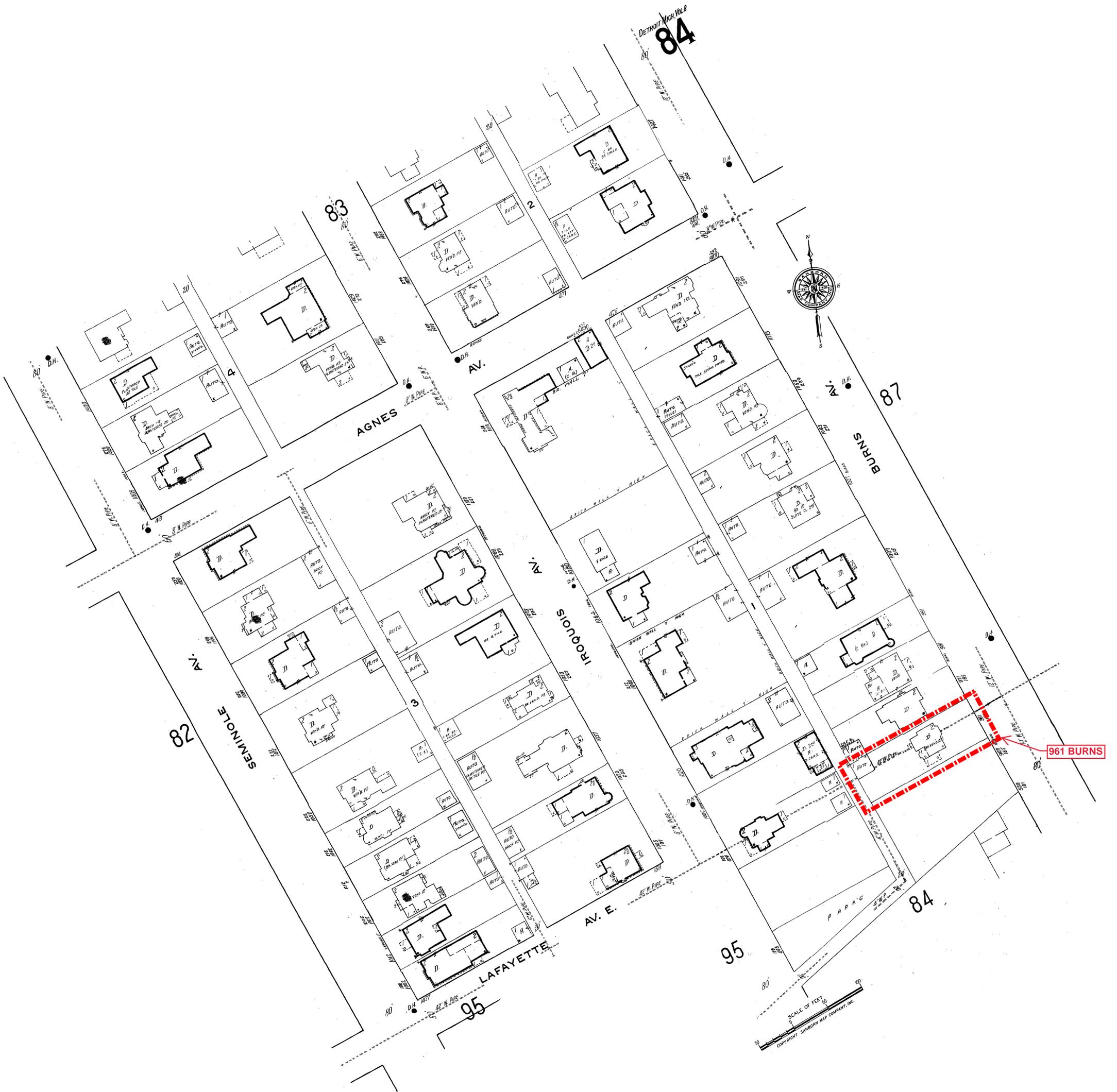


961 BURNS

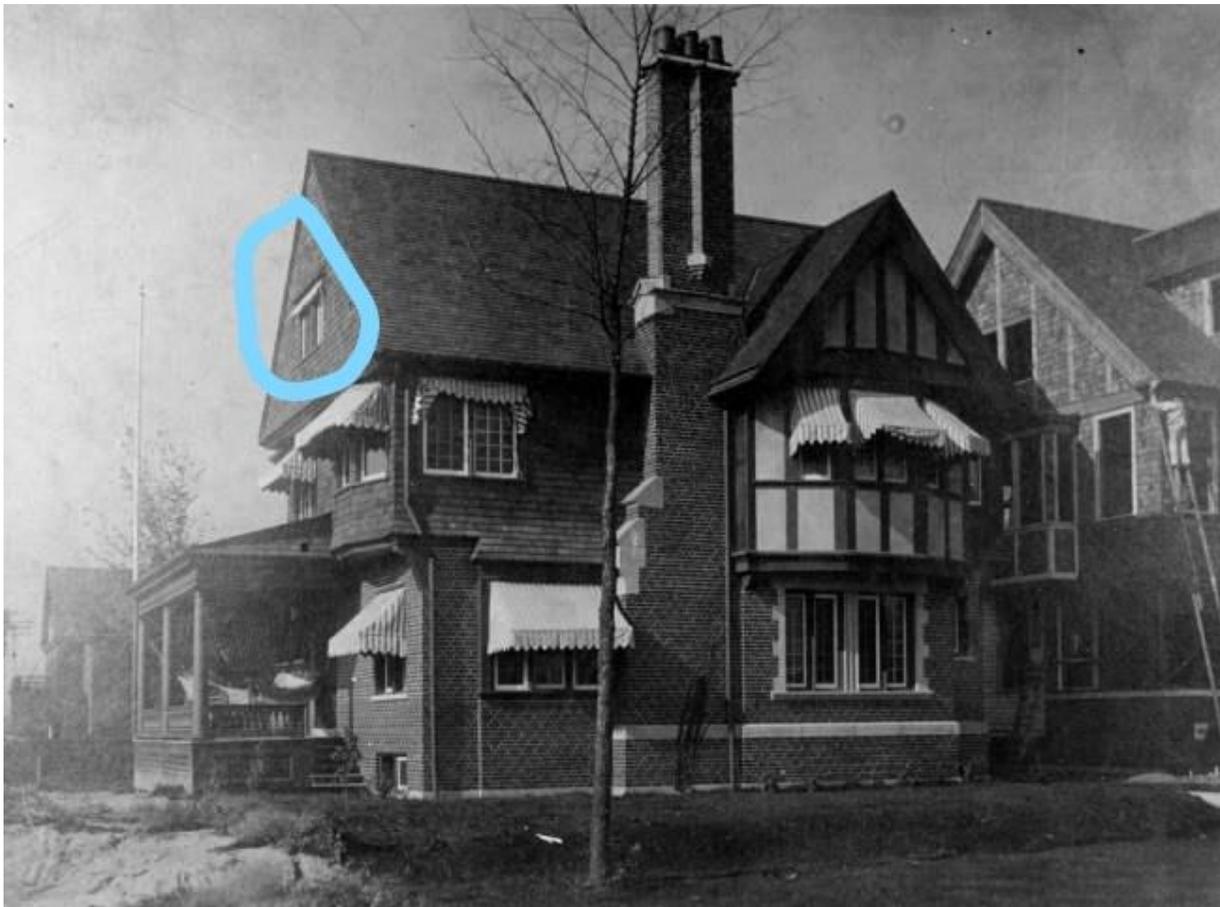
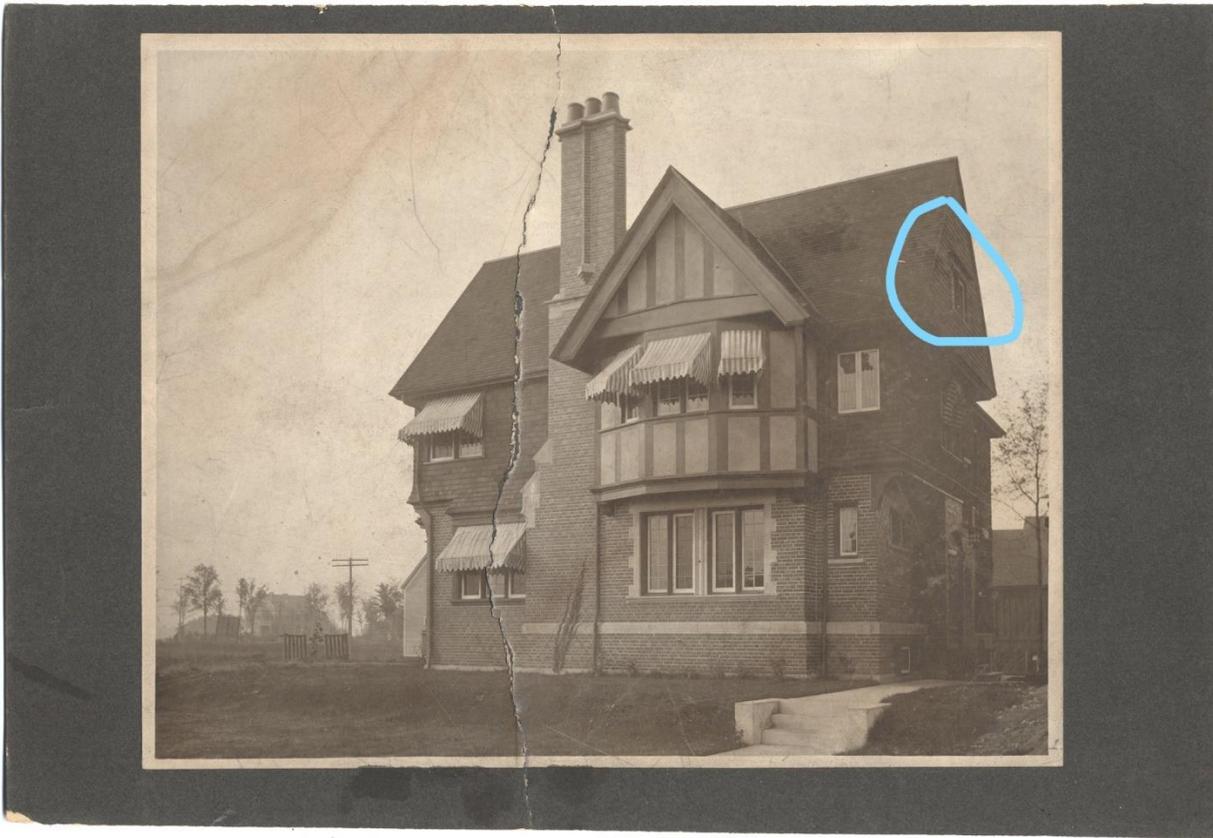
Scale of Feet.  
50 100 150



Scale of Feet. 50 100 150



Original windows depicting 2 sashes:



Exterior pictures of each side of the house:





## 961 Burns Window Replacement 3<sup>rd</sup> floor

### Problem

There are 2 sets of windows on the third floor of the house that were installed in the 1940's. The 1940's windows have aluminum mullions and sashes. These windows have not been maintained and have subsequently deteriorated beyond the point of saving. They may match the home's original windows in mullion pattern, but the hardware and storm windows do not match. The current windows are outswing casements with aluminum storm windows. The home has original inswing casement windows with tilt out wood storm windows everywhere else. Originally, the windows on the third floor had 2 inswing casements instead of the 3 current sashes. This exists on the north and south side of the 3<sup>rd</sup> floor of the house.

### 1940's windows on the third floor:



# REPORT





## **Window Solutions**

The goal is to match what was on the house when it was first built as closely as possible. Almost every window in the house now are the original windows, except for the 2 locations on the third floor. The solution is to replace the current 1940's windows with new wood windows and storms to match the original windows that exist throughout the rest of the house. The new windows would be double inswing casements per the photos from 1900.

Pictures of the original 2 inswing casements are below and electronic files are attached for clarity and zooming.

# REPORT

Pictures of existing original inswing casements below. This is what we would be matching exactly:





(313) 322-1299



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November 11, 2019

Mr. Brendan Cagney  
City of Detroit  
Historic District Commission  
Coleman A. Young Municipal Center  
2 Woodward Avenue, Suite 808  
Detroit, Michigan 48226

RE: Overbey Residence – Request for Window Rehabilitation Approval  
961 Burns Street

Dear Mr. Cagney:

Shane Overbey, the owner of the building at 961 Burns, requests that the Historic District Commission grant approval for the proposed rehabilitation of the windows in his residence.

Due to lack of regular maintenance the aluminum frames are in very poor condition with significant deterioration. The Owner proposes to replace 2 windows with historic replica wood windows in accordance with NPS Preservation Brief 9 – Window Replacement Guidelines. In circumstances such as exist here, Brief 9 permits replacement windows if they match (i) the appearance, size, design, proportions, profiles, and sightlines of the existing historic windows, (ii) the existing window position in the wall, and (iii) the dimensions of the individual elements including head, sill, panes, jambs, sash, and overall depth. An approved historic replica window will be used here, with custom profiles created where necessary to replicate the historic profiles. The replacement windows will match the home's original windows much closer than the deteriorated aluminum windows that were installed in the 40's. The window finish will complement the historic character of the building, and will be a painted finish or a similar painted color. Glazing will be clear glass. The proposed windows will be divided lite windows. Final details of the proposed windows and window finishes will be provided to HDC for final approval when available from the manufacturer. This proposed scope of work meets the Secretary of Interior Standards for Rehabilitation #6 as referenced above and should be approved.

Sincerely,

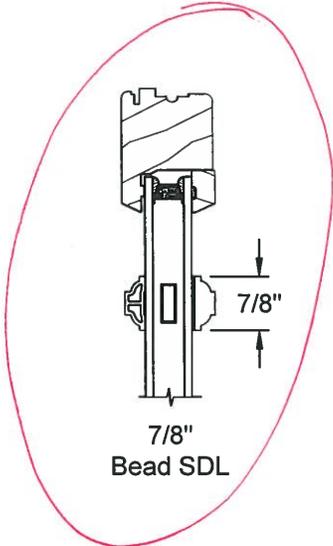
A handwritten signature in black ink that reads 'Vincent R. Cataldo'.

Vince Cataldo  
Registered Architect, Principal

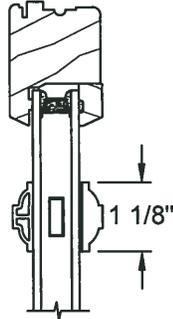




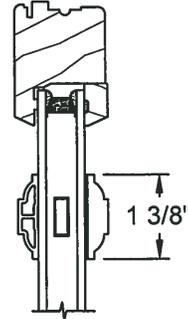
**DIVIDED LITE OPTIONS**



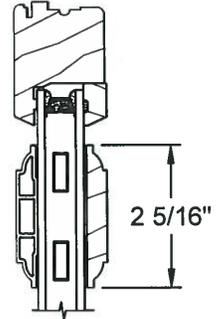
7/8"  
Bead SDL



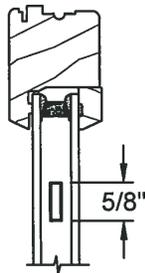
1 1/8"  
Bead SDL



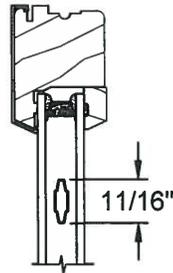
1 3/8"  
Bead SDL



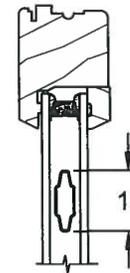
2 5/16"  
Bead SDL



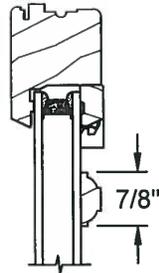
5/8" GBG



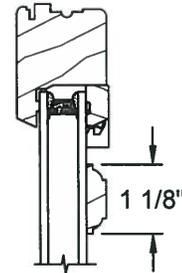
23/32" Contour  
GBG



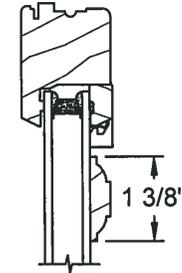
1" Contour  
GBG



Full Surround  
7/8" Wood  
Grille



Full Surround  
1 1/8" Wood  
Grille

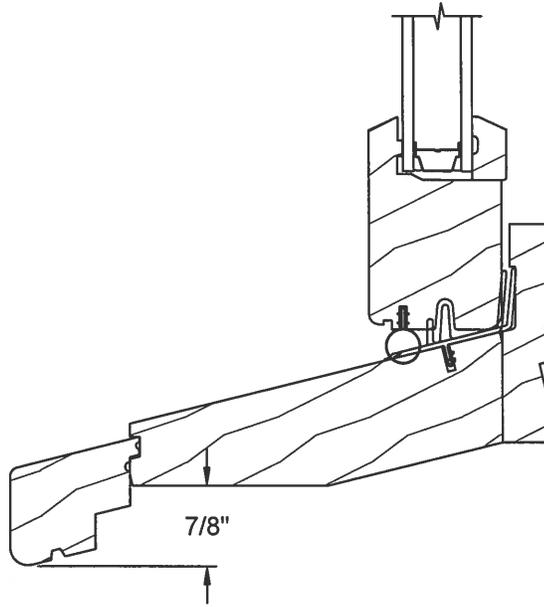


Full Surround  
1 3/8" Wood  
Grille

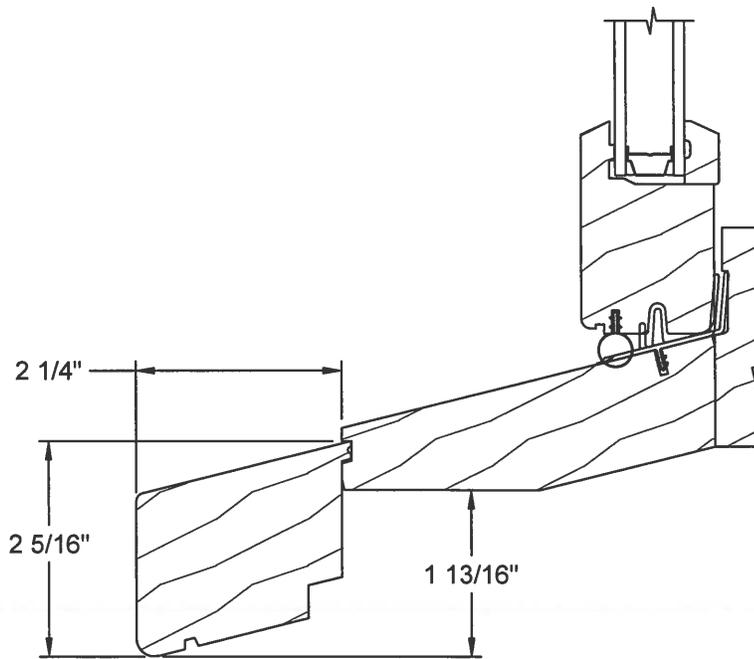


SILL NOSE OPTIONS

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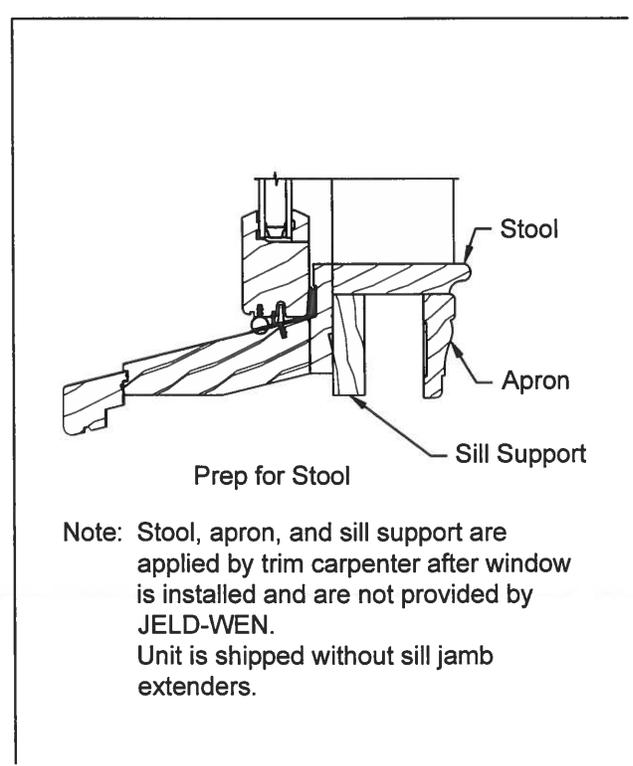
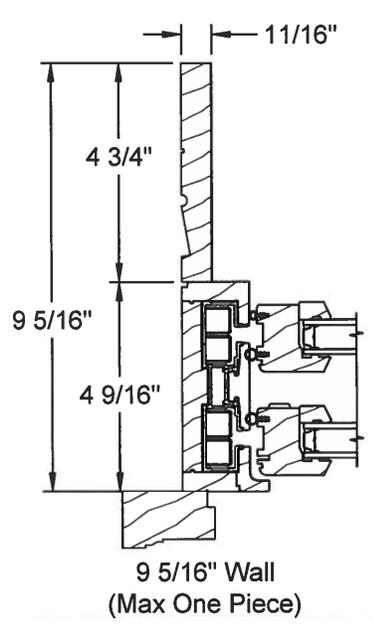
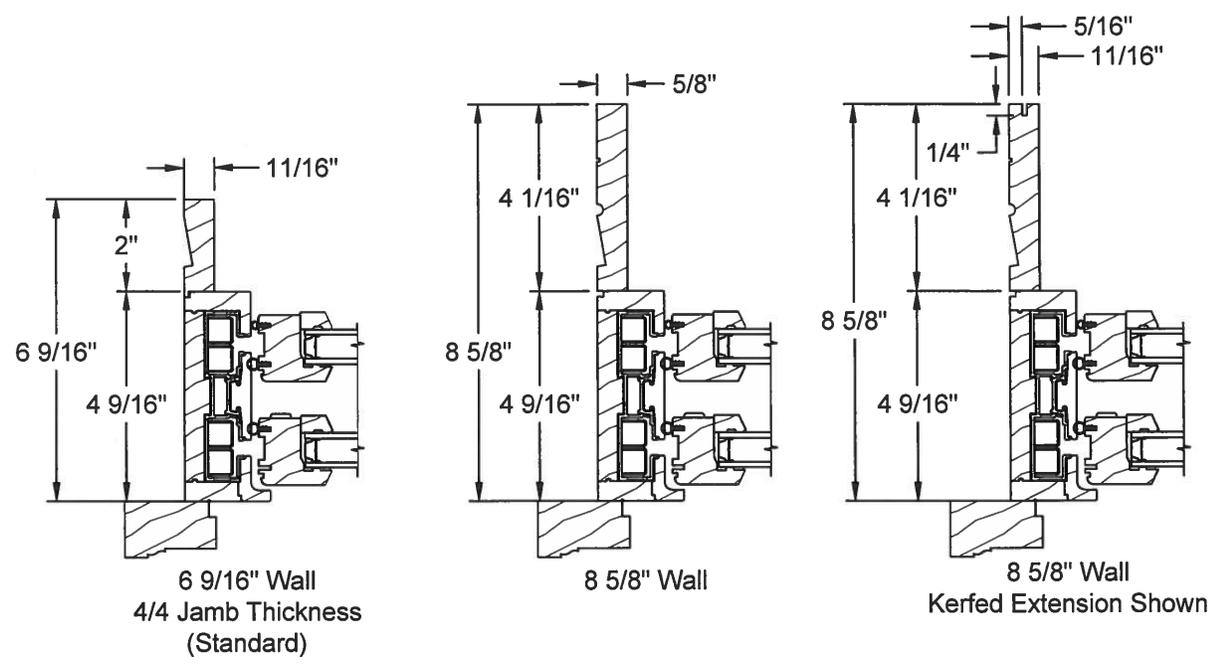


Standard Sill Nosing



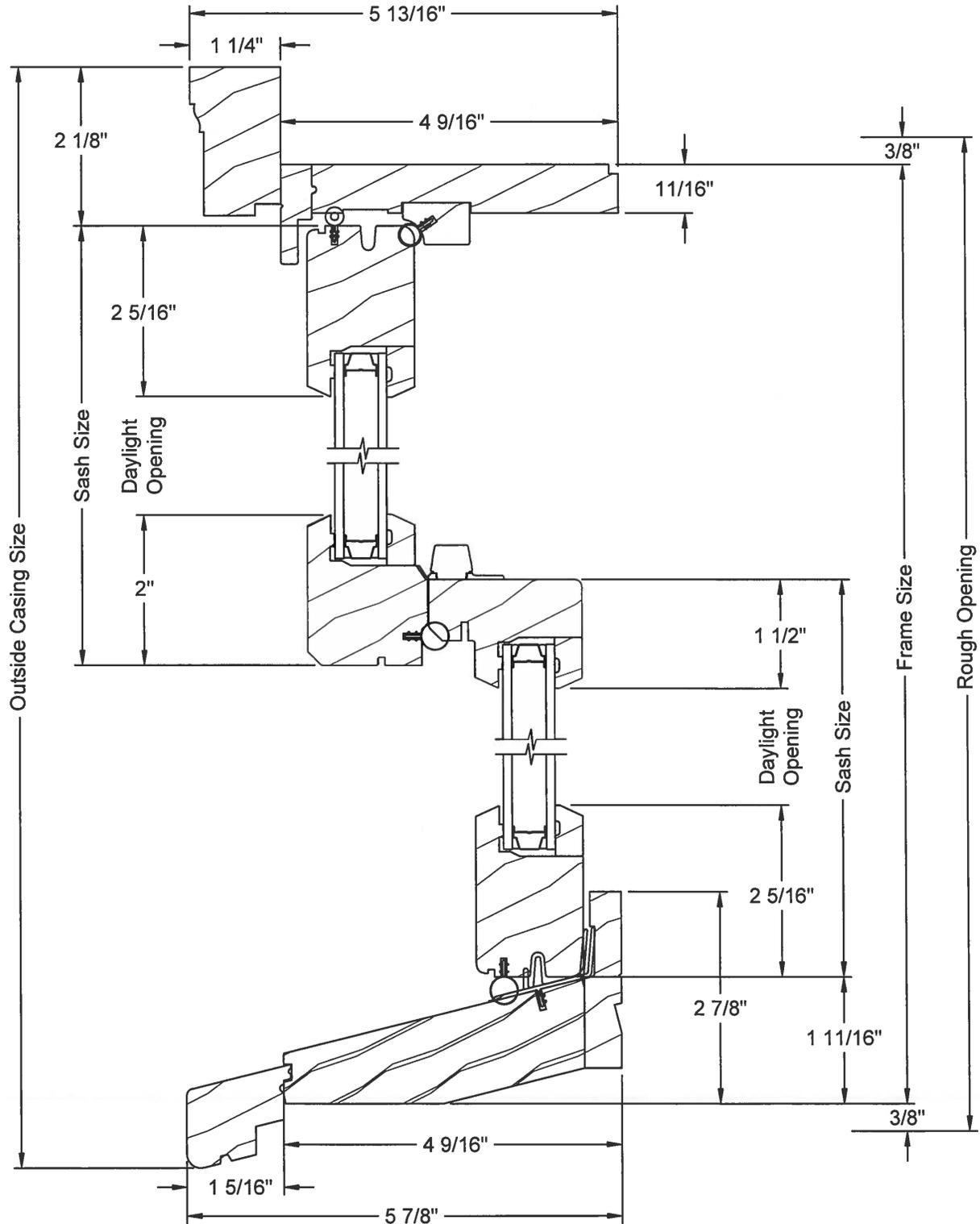
2" Sill Nosing

JAMB EXTENDER & PREP FOR STOOL OPTIONS





OPERATOR - VERTICAL SECTION



## 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)