

2/15/22

NOTICE OF DENIAL

Jared Stasik
2485 Burns St.
Detroit, MI 48214

RE: Application Number 22-7664; 2485 Burns; Indian Village Historic District
Project Scope: Alter front porch; alterations at rear porch and second floor sleeping porch completed without approval

Dear Applicant,

At the Regular Meeting that was held on February 9, 2021, the Detroit Historic District Commission (“DHDC”) reviewed the above-referenced application. Pursuant to Section 5(1) and 9(1) of the Michigan Local Historic District Act, as amended, being MCL 399.205 (1), MCL 399.209 (9) and Sections 21-2-78 and 21-2-80 of the 2019 Detroit City Code; the DHDC hereby issues a Denial for the following work, effective on February 15, 2022, as it will be inappropriate according to the Secretary of Interior’s Standards for Rehabilitation and the district’s Elements of Design:

The redesign of the front porch as proposed.

Excepting the following items from denial:

- ***The replacement of wood siding, the replacement of casement windows of the rear sleeping porch***
- ***The enclosure of the rear screen-in porch as installed***

The reasons for the denial are a failure to meet the following specific Standards or Elements:

- 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.***
- 3) ***Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.***
- 4) ***Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.***
- 5) ***Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.***
- 6) ***Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.***
- 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.***

The application may be resubmitted for the Historic District Commission's review when suggested changes have been made that address the cited reasons for denial, if applicable.

Please be advised that, in accordance with MCL 399. 211 and Section 21-2-81 of the 2019 Detroit City Code, an applicant aggrieved by a decision of the DHDC may file an appeal with the State Historic Preservation Review Board. Within sixty (60) days of your receipt of this notice, an appeal may be filed with:

Jon Stuckey, Michigan Department of Attorney General
2nd Floor, G. Mennen Williams Building
525 West Ottawa Street
P.O. Box 30754
Lansing, MI 48909

Phone: 517-335-0665
E-mail: stuckeyj@michigan.gov

If you have any questions regarding the foregoing, please contact staff at 313-224-1762 or hdc@detroitmi.gov.

For the Commission:

A handwritten signature in black ink, appearing to read "D. Rieden", with a stylized flourish at the end.

Daniel Rieden
Detroit Historic District Commission

DHDC 22-7664

APPROVAL DOCUMENT – POST AT WORK LOCATION

CITY OF DETROIT
HISTORIC DISTRICT COMMISSION

2 WOODWARD, SUITE 808
DETROIT, MICHIGAN 48226

2/15/22

CERTIFICATE OF APPROPRIATENESS

Jared Stasik
2485 Burns St.
Detroit, MI 48214

RE: Application Number 22-7664; 2485 Burns; Indian Village Historic District
Project Scope: Alter front porch; alterations at rear porch and second floor sleeping porch completed without approval

Dear Applicant,

At the Regular Meeting that was held on February 9, 2021, the Detroit Historic District Commission (“DHDC”) reviewed the above-referenced application. Pursuant to Section 5(1) of the Michigan Local Historic District Act, as amended, being MCL 399.205 (1) and Sections 21-2-73/21-2-78 of the 2019 Detroit City Code; the DHDC hereby issues a Certificate of Appropriateness (“COA”) for the following work, effective on February 15, 2022, as it meets the Secretary of Interior’s Standards for Rehabilitation and the district’s Elements of Design:

The replacement of wood siding, the replacement of casement windows of the rear sleeping porch, and the enclosure of the rear screen-in porch as installed.

Please retain this COA for your files and post it at the subject property until work is complete. It is important to note that approval by the DHDC does not waive the applicant's responsibility to comply with any other applicable ordinances or statutes. If you have any questions regarding the foregoing, please contact staff at 313-224-1762 or hdc@detroitmi.gov.

For the Commission:



Daniel Rieden
Detroit Historic District Commission

Addendum to HDC Project Review Request for 2485 Burns St.

Part 1: Second floor sleeping porch

The second floor sleeping porch was not part of the original structure of the house, and the work that I undertook on this room was strictly a restoration / repair, and not an alteration.

The existing 7" wood clapboard siding was deteriorating (see attached photos). Upon removing the siding, there was also extensive damage from termites and carpenter ants. I replaced the damaged wood behind the siding with pressure-treated wood, added a house-wrap substrate, and installed 7" cement board siding. The siding is painted white to match the look of the previous wood siding, and the overlapping pattern is similar to the previous siding.

This room is an attachment to our master bedroom, and is being used as a nursery for one of our children. We made these repairs without seeking approval as we felt it was a safety concern that needed to be addressed immediately.

Detailed scope:

- Remove deteriorated 7" wood clapboard siding and damaged wood behind siding
- Replace damaged wood with pressure treated lumber (termite resistant)
- Add house-wrap to prevent further damage from moisture
- Add 7" Hardie Board siding (termite resistant) in same overlapping pattern as previous wood siding
- Paint siding white to match all other wood on house exterior

Part 2: First floor screen porch

Narrative:

This room is also not part of the original structure of the house. It was a pre-existing addition that did not match the materials or design of the original house.

In 2017, we applied for and received a certificate to enclose the room with a knee wall and wood-framed screens, replacing the aluminum screen doors that were no longer operable.

After receiving that approval, we ultimately decided not to go ahead with that work as depicted because we felt the need to increase the security of the room. The screen porch has a french door that opens to the main structure of the house. We installed an additional deadbolt to the door, and had a locksmith repair the security bolts above and below the door. Despite those improvements, the french door was still an easy break-in point with just a screen porch around it.

In March of 2020, I began working at home during the pandemic. It was during this time that I started the renovation work on this room. We decided to enclose the room to address our security concerns, which is why we deviated from the 2017 approval.

We did, however, take care to maintain several of the key design elements that our architect (Kevin Boyle) included in the 2017 approval. For example, the siding matches the aesthetic of the previous wooden siding on the back of the house, the height of the knee wall matches height of the sills on the side of the house, the windows are aligned with the existing sill height, and all trim is white, matching the rest of the wood around the house. The windows are Marvin Signature wood windows, which replaced aluminum screen doors that were in poor condition. No changes have been made to the floor plan – the dimensions are as follows:

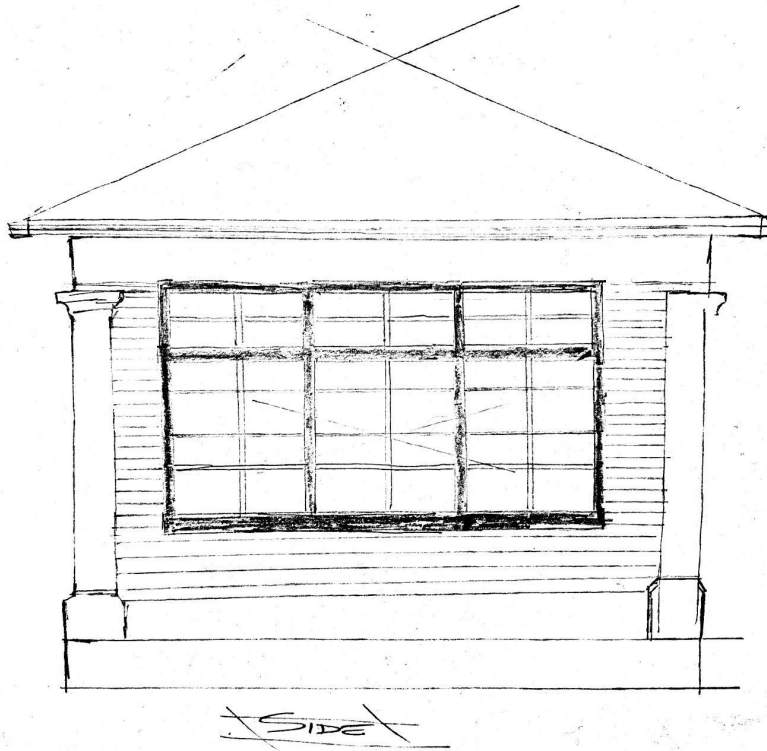
- South Face: 11'6" length with 2 windows @ 41" each, centered
- West Face: 13'2" length with 2 windows @ 27" each and 1 door @ 34", evenly divided
- East Face: 6'1" length with 1 window @ 36", centered

Detailed scope and materials:

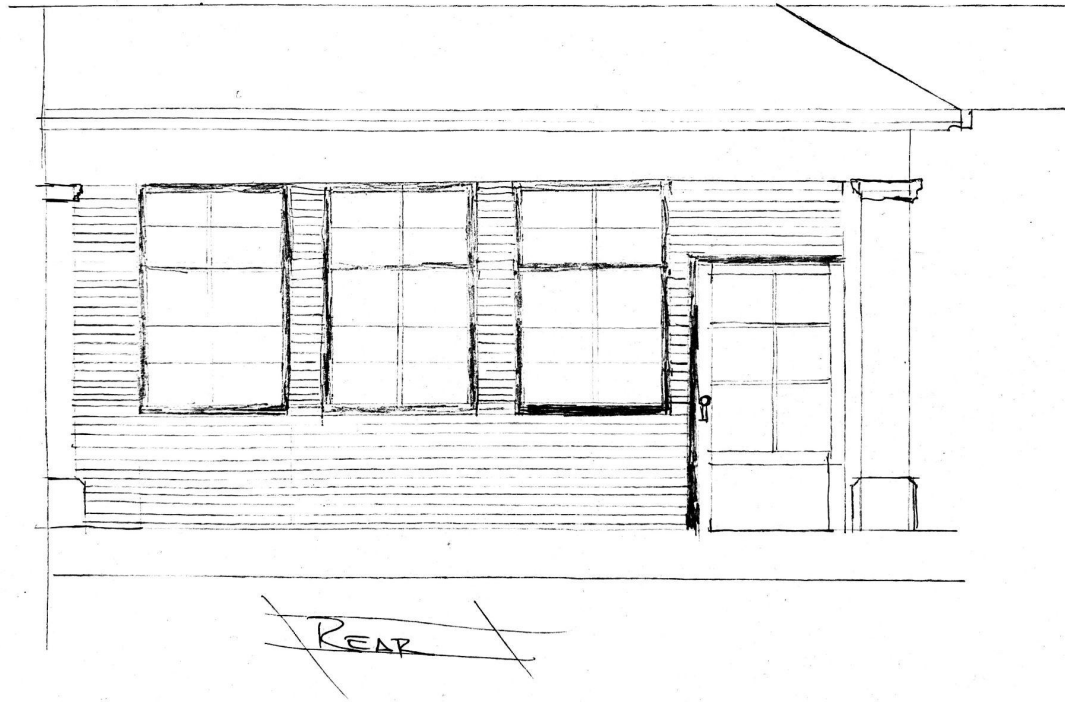
- Remove inoperable aluminum sliding doors and tracks
- Keep fascia board below gutter and repaint white
- Keep corner columns and replace same wooden trim at top of column
- Build knee wall to match existing sill height
- Build side walls to enclose room around new windows
- Install Marvin Signature wood windows
- Install Thermatru fiberglass door and Provia steel storm door
- Install 7" Hardie Board siding to match siding on rear

- Add two exterior electrical outlets, fed from box existing outlets in screen porch
- Paint siding white to match all other wood on house exterior

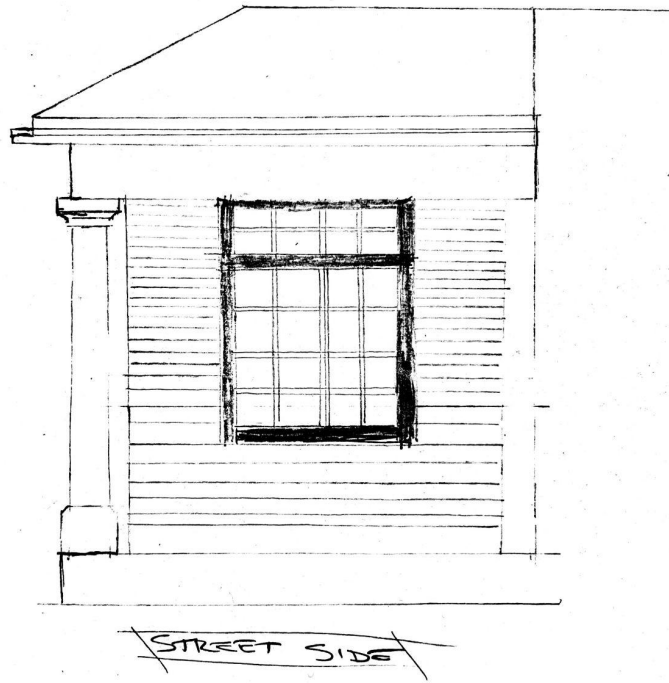
My original sketches for the enclosure are included here. Some changes to the sketches were made based on actual availability of materials.



Sketch 1: South Face



Sketch 2: West Face



Sketch 3: East Face

From: [jared stasik](#)
To: [Dan Rieden](#); [Terence Swafford](#)
Subject: [EXTERNAL]Re: [EXTERNAL]Re: 2-9-2022 HDC Meeting update : 2485 Burns
Date: Thursday, February 3, 2022 11:57:43 AM
Attachments: [image003.png](#)

Hi Dan,

If it's easiest to include them in this same application, we are happy to do that. I just don't want it to slow down the process for the work that Terry is going to do.

I was able to find the exterior photos of the old windows (attached). Again I don't have all of the information and dimensions with me right now, but we replaced them with vinyl windows, as wood replacements were out of our budget range (we had quotes for over \$30k).

The new windows that we installed are sliding rather than casement and we added the vertical and horizontal simulated dividing lites to be more in the colonial style like the rest of the house (previous non-original metal windows had horizontal lines only).

https://www.sunrisewindows.com/wp-content/uploads/2021/07/Sunrise_Large_Brochure-032021sm.pdf

Please let me know if this is sufficient for the current application.

Thanks
Jared







On Wed, Feb 2, 2022 at 18:38 Dan Rieden <riedenda@detroitmi.gov> wrote:

Thank you for your prompt response Mr. Stasik,

I would like to receive a confirmation from you that you would like to address this work in this current application. I would appreciate photos of the original windows. Also, please provide the information on the new windows: their model/make with a screenshot from a website of their manufacturer.

I understand that you're out of town and may not be able to provide this right away. As much as you're able to provide now, would be greatly appreciated.

Thank you!

Daniel Rieden PLA/ASLA

Lead Landscape Architect | Historic Preservation Team
Planning & Development Department | City of Detroit
Coleman A. Young Municipal Center, [2 Woodward Avenue, Suite 808, Detroit, MI 48226](#)
Phone: 313.224.1357
Email: riedenda@detroitmi.gov
Website: Detroitmi.gov/pdd

Michael E. Duggan, Mayor

In order to ensure your safety and ours during the COV-ID 19 pandemic, the Historic Preservation Team will be working remotely.

From: jared stasik <jared.stasik@gmail.com>
Sent: Wednesday, February 2, 2022 4:59 PM
To: Dan Rieden <riedenda@detroitmi.gov>
Cc: Terence Swafford <terryswafford@gmail.com>
Subject: [EXTERNAL]Re: 2-9-2022 HDC Meeting update : 2485 Burns

Hi Dan, sorry I didn't include information on those windows as they were replaced several years ago (I believe in 2017) and not part of the recently completed work.

The previous windows were metal, and although not original to the house, we kept them and have them in storage. They were in very poor condition and needed replacement in order for that bedroom to be useable.

I am traveling this week and won't have access to photos until next week, but fairly certain I have photos of the old windows.

Thanks

Jared

On Wed, Feb 2, 2022 at 12:14 Dan Rieden <riedenda@detroitmi.gov> wrote:

Dear Mr. Stasik and Mr. Swafford,

During a team review of this application, we noticed that rear upper sleeping room has had windows replaced without approval. We currently have the siding work in the application. We would like to receive confirmation if you would like to include these windows in your application. If so, we would need product information of the new windows and before/after photos of each set of windows.

We are near the deadline to complete our reports to be posted, so your prompt response would be appreciated.

Thank you,

Daniel Rieden PLA/ASLA

Lead Landscape Architect | Historic Preservation Team
Planning & Development Department | City of Detroit
Coleman A. Young Municipal Center, [2 Woodward Avenue, Suite 808, Detroit, MI 48226](#)
Phone: 313.224.1357
Email: riedenda@detroitmi.gov
Website: Detroitmi.gov/pdd

Michael E. Duggan, Mayor

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From: [jared stasik](#)
To: [Dan Rieden](#)
Cc: [Terence Swafford](#)
Subject: [EXTERNAL]Re: [EXTERNAL]Re: 2-9-2022 HDC Meeting update : 2485 Burns
Date: Thursday, February 3, 2022 12:37:45 PM
Attachments: [image003.png](#)

Hi Dan,

We do not know the dates for sure, but were told by the previous owner that it pre-dated them, and was likely in the 60s or 70s. Our understanding is that the Waldorf school owned the home for some time and made some modifications to house their teachers in training. We had a window restoration company look at the windows before we replaced them, and she said they may be from the 60s or 70s.

Regarding the original back door and windows now in the screen porch, no modifications have been made.

Thanks
Jared

On Thu, Feb 3, 2022 at 12:17 Dan Rieden <riedenda@detroitmi.gov> wrote:

Dear Mr. Stasik,

In addition to the items listed below, we have a couple of new questions for you regarding the back yard:

- Do you know the approximate year that the sleeping porch and rear screen-in porch were constructed?
- Has the rear door and windows of the house that led into the screen-porch been altered in any way since it's reconstruction? If so, would you provide photos on how this was done?

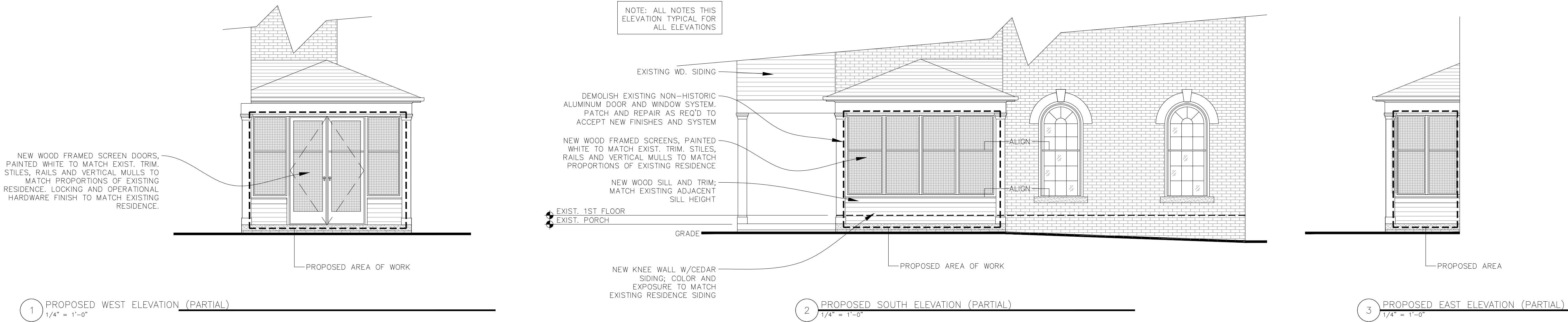
Thank you!

Daniel Rieden PLA/ASLA

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Michael E. Duggan, Mayor

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KEY PLAN

SEAL



CLIENT

JARED + JULIE STASIK
2485 BURNS ST
DETROIT, MI 48214

PROJECT

PORCH RENOVATION
2485 BURNS ST
DETROIT, MI 48214

SHEET CONTENTS

EXTERIOR ELEVATIONS AND
EXISTING PHOTOGRAPHS

DATE DESCRIPTION DRAWN BY

07-20-17 OWNER REVIEW KB
DATE DESCRIPTION DRAWN BY

THIS DRAWING IS DIAGNOSTIC AND SHOULD BE USED TO DETERMINE THE DESIGN INTENT. THE CONTRACTOR SHALL FIELD VERIFY ALL WORK AND SHALL NOTIFY THE DESIGN INTENT. IMMEDIATELY IF ANY DISCREPANCIES IN THE DOCUMENTS BEFORE PROCEEDING. FAILURE TO DO SO WILL RESULT IN THE CONTRACTOR TAKING ALL RESPONSIBILITY AND LIABILITY IN SAID DISCREPANCIES DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS.

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PROJECT NO. SHEET NO.
201701 A01.02



A EXISTING CONDITIONS PHOTOGRAPH
SEE ELEVATIONS 2 AND 3



C EXISTING CONDITIONS PHOTOGRAPH - VIEW FROM SIDEWALK
SEE ELEVATION 1



B EXISTING CONDITIONS PHOTOGRAPH
SEE ELEVATION 1