

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". The signature is fluid and cursive, with a prominent initial "D" and a long, sweeping tail.

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:

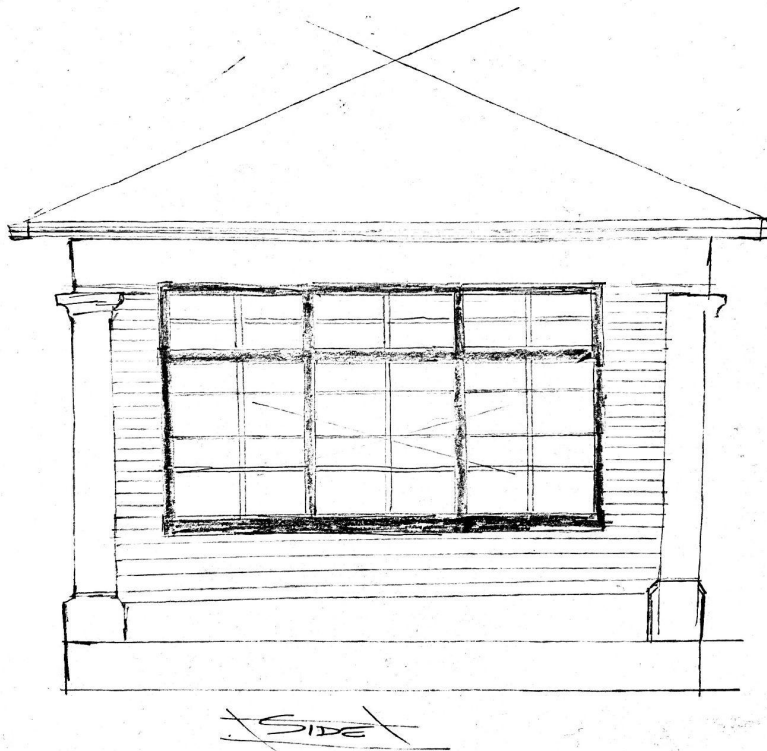
- South Face: 11'6" length with 2 windows @ 41" each, centered
- West Face: 13'2" length with 2 windows @ 27" each and 1 door @ 34", evenly divided
- East Face: 6'1" length with 1 window @ 36", centered

Detailed scope and materials:

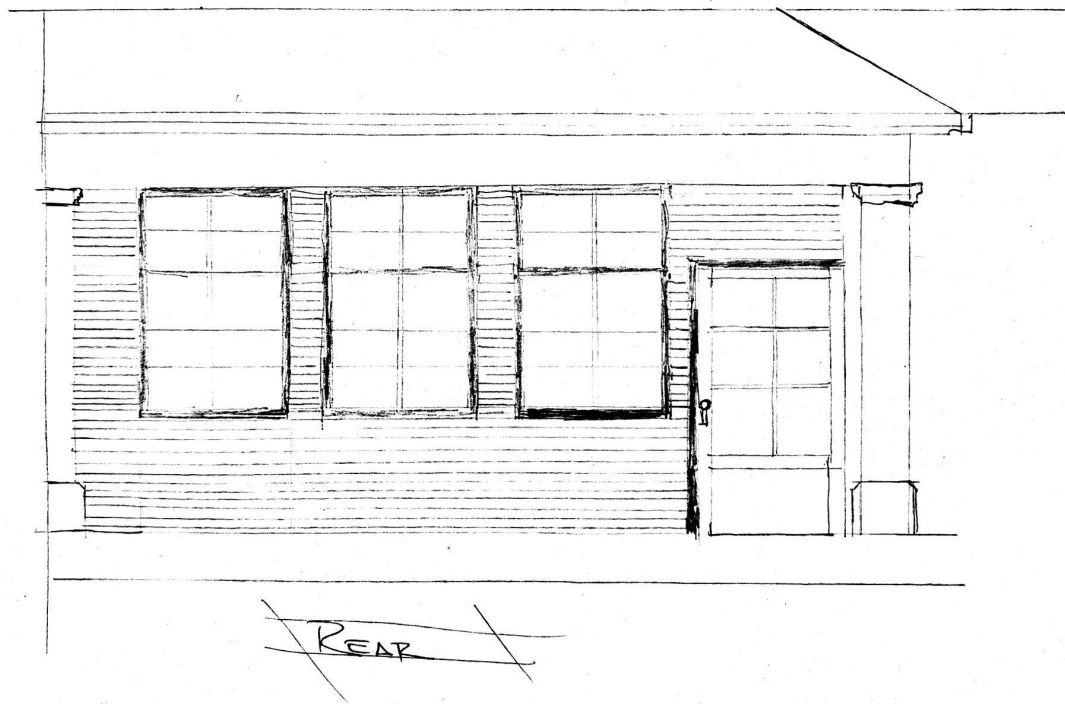
- Remove inoperable aluminum sliding doors and tracks
- Keep fascia board below gutter and repaint white
- Keep corner columns and replace same wooden trim at top of column
- Build knee wall to match existing sill height
- Build side walls to enclose room around new windows
- Install Marvin Signature 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

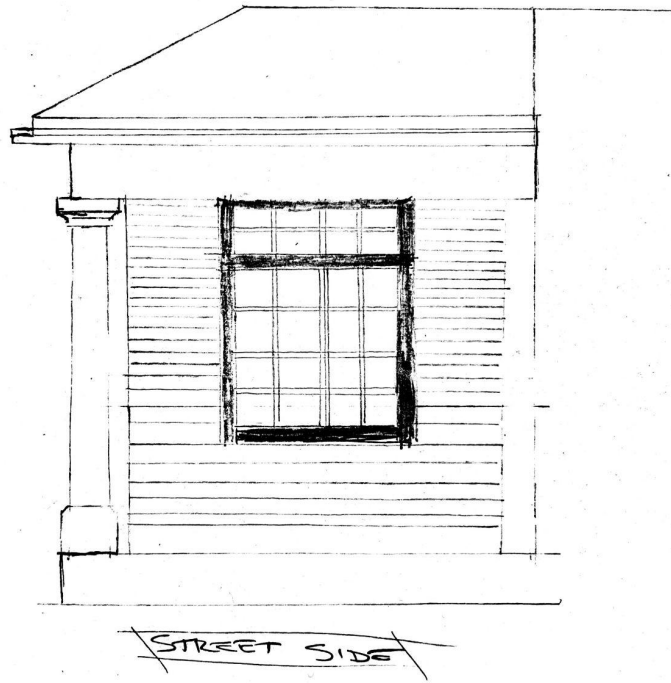
My original sketches for the enclosure are included here. Some changes to the sketches were made based on actual availability of materials.



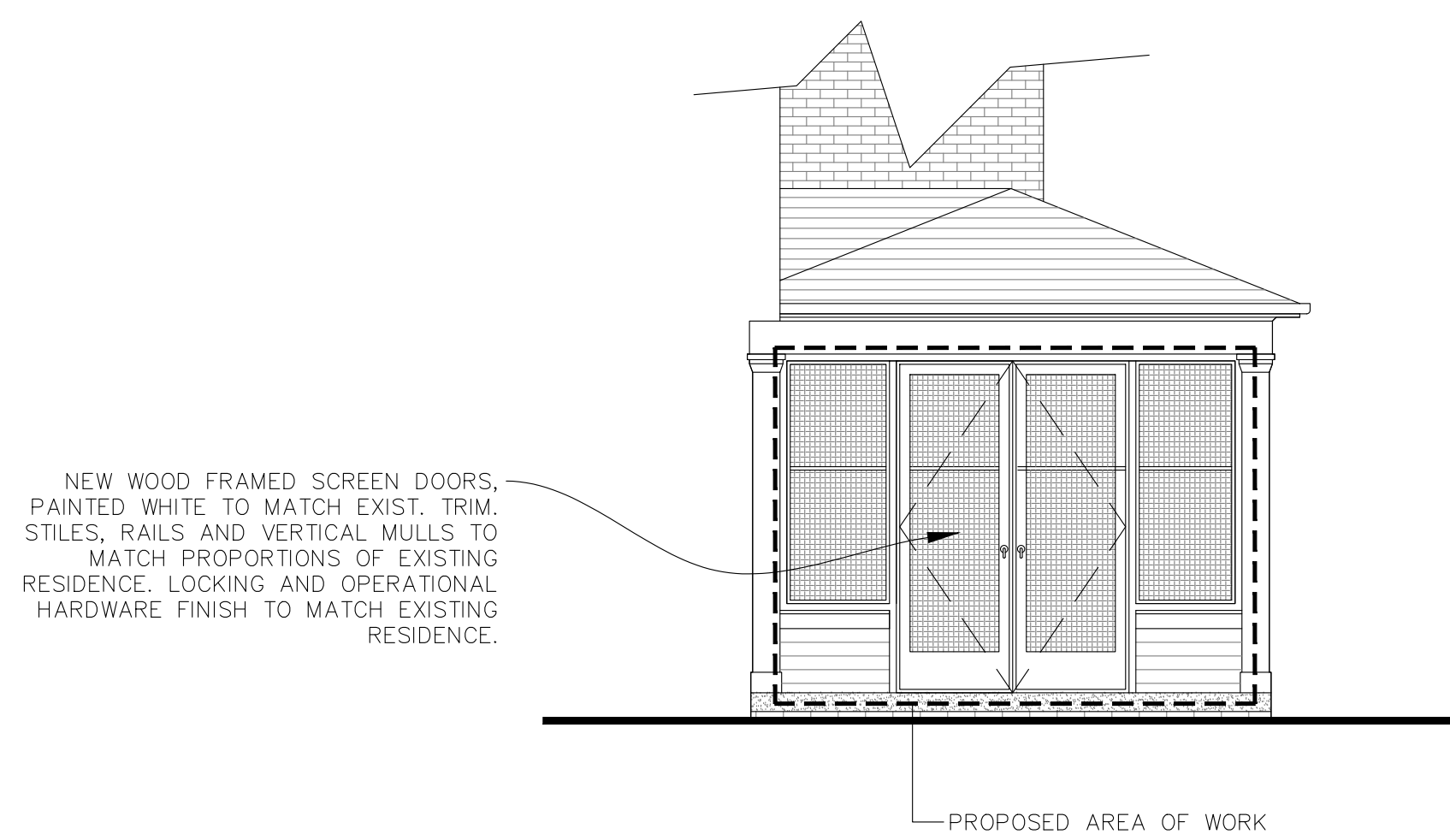
Sketch 1: South Face



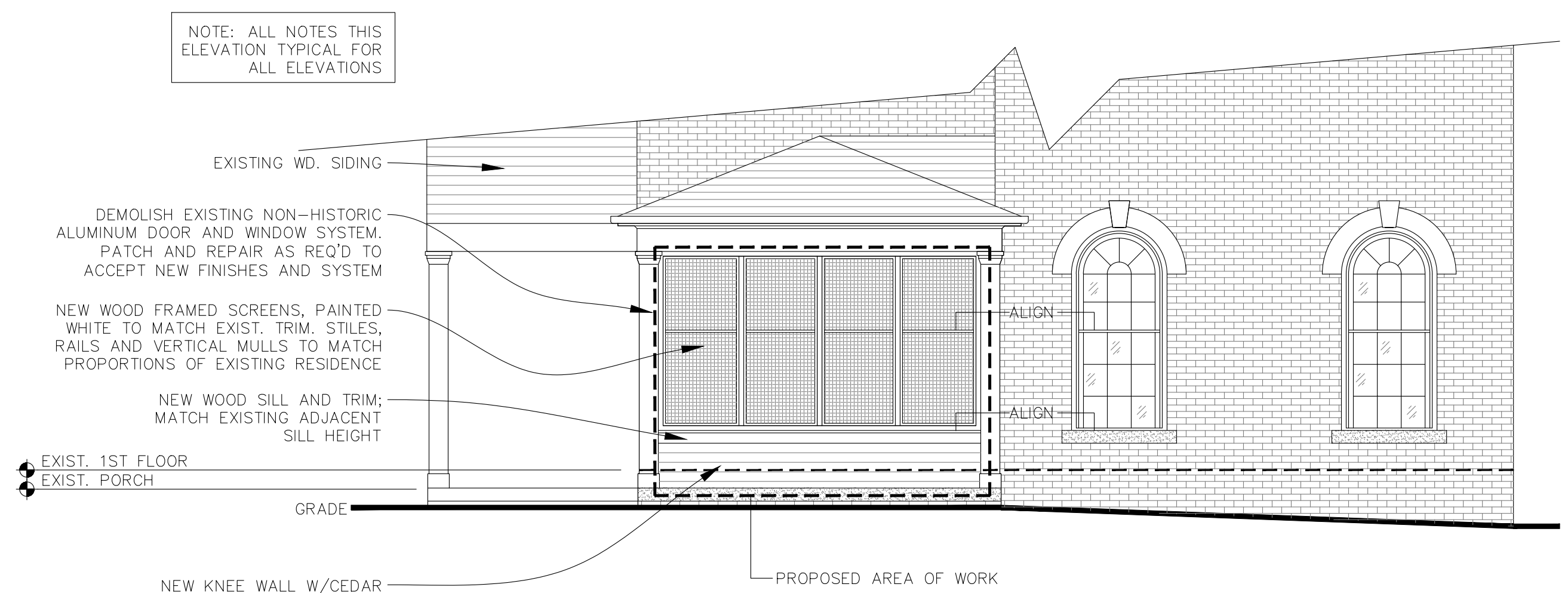
Sketch 2: West Face



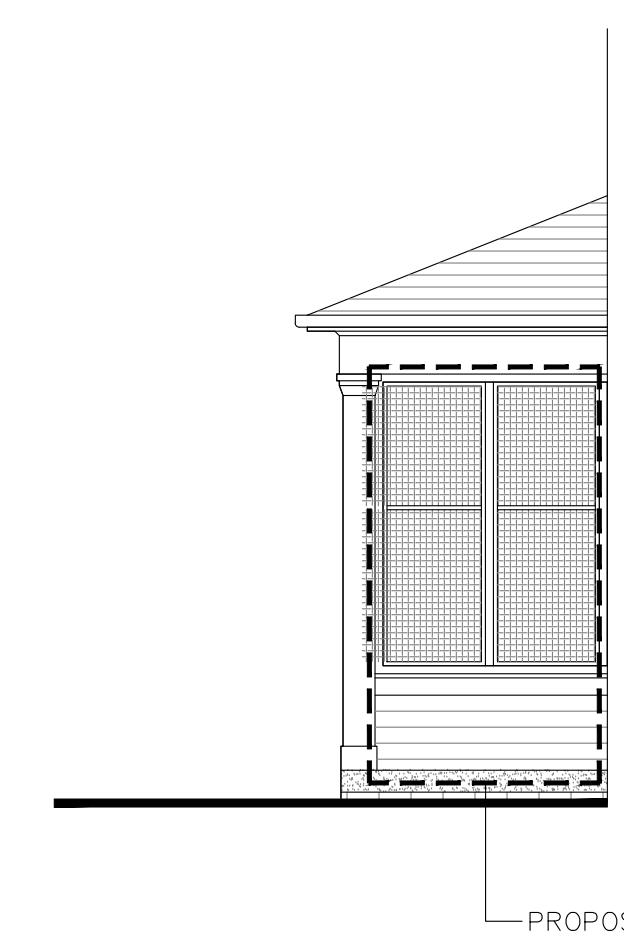
Sketch 3: East Face



1 PROPOSED WEST ELEVATION (PARTIAL)
 1/4" = 1'-0"



2 PROPOSED SOUTH ELEVATION (PARTIAL)
 1/4" = 1'-0"



3 PROPOSED EAST ELEVATION (PARTIAL)
 1/4" = 1'-0"

KEY PLAN



A EXISTING CONDITIONS PHOTOGRAPH
 SEE ELEVATIONS 2 AND 3



C EXISTING CONDITIONS PHOTOGRAPH - VIEW FROM SIDEWALK



B EXISTING CONDITIONS PHOTOGRAPH
 SEE ELEVATION 1

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
07-20-17	OWNER REVIEW	KB

THE DRAWING IS DIAGNOSTIC AND SHOULD BE USED TO DETERMINE THE DESIGN INTENT. THE CONTRACTOR SHALL VERIFY ALL WORK AND SHALL NOTIFY THE DESIGNER IMMEDIATELY OF 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.

COPYRIGHT © 2017 KEVIN JAMES BOYLE. THIS DRAWING AND THE SUBJECT MATTER CONTAINED THEREIN IS PROPRIETARY AND IS NOT TO BE USED OR REPRODUCED WITHOUT THE WRITTEN PERMISSION OF KEVIN JAMES BOYLE.