

STAFF REPORT: 08-12-2020 MEETING

PREPARED BY: D. RIEDEN

APPLICATION NUMBER: #20-6781

ADDRESS: 3495 BURNS

HISTORIC DISTRICT: INDIAN VILLAGE

APPLICANT: ANNIE RUBEL

PROPERTY OWNER: ANNIE RUBEL

DATE OF PROVISIONALLY COMPLETE APPLICATION: June 24, 2020

DATE OF STAFF SITE VISIT: 08/3/2020

SCOPE: INSTALL REAR PATIO AND 2 REAR PATIO SEATWALLS

EXISTING CONDITIONS

The 1920-constructed house is located at 3495 Burns Street. The two-story house centers the lot with the symmetrical building's footprint roughly square. Arched and columned entrance, two-story multiple-paned windows and front-facing dormers dominate the front elevation. The solid red brick walls with narrow mortar joints creates a solid material effect and offers a contrast in color to the stone sills and headers, and the crème colored wood trim. An existing wood panel fence encloses the backyard with no visibility from the street into the backyard. The existing condition of the backyard consists of an exposed aggregate driveway along the south side of the house and a path that extends the width of the back of the house. The majority of the surface area of the backyard is lawn with a small tree by the garage, and no other trees or shrubs.



Site Photo 1 by Staff August 8, 2020



Site Photo 2 by Staff August 8, 2020

Since 2019, Certificates of Appropriateness were issued for other applications. As staff currently does not have access to the previous paper applications and approval letters, the abbreviated scopes of work listed within the Detroit Property Index (listed below) is the only available information on the property. Driveway was completed.

04/12/2019 COA issued: New driveway

03/30/2020 COA issued: New roof



Sanborn Map 1915-1951, Vol. 8, #52

Aerial of Parcel 17006613, 3495 Burns, Detroit MI



PROPOSAL

The current owner purchased the house in January 2015 and has compiled the following scope of work, in the applicant's words:

The project consists of laying a patio off the back of the house that extends from the fence-line on the north side of the yard to the driveway, with access from both the porch off the sunroom and the porch off the kitchen. The patio material will be a Unilock paving system (details in an attached document) that looks like flagstone and is harmonious with the house's historic appearance.

(The applicant states that this is consistent with other patios found in Indian Village Historic District, but staff has not conducted a study to confirm this.)

There will be a soldier course of red brick to tie the patio into the brick materials of the house. There will be a seat-wall along the outside perimeter of the patio with an opening for access to the lawn. There will be no built-in features such as fire pit, outdoor kitchen, or pergola.

See attached site plan drawing.

Detailed Scope of Work

A. Flat work: Rear Patio

- Remove approx. 7-8" of topsoil
- Install 6" of 21aa Crushed Limestone Base, compacted every 2"
- Install ½-¾" Sharp sand
- Install Unilock pavers (see attached brochures for materials specs), approx. 525 sq. ft.
- Install Unilock Copthorne in Old Oaksoldier course around exterior of patio
- Install EV-Evolution polymeric sand in grey to open joints

B. Vertical work: Seat wall with opening

- Remove approx. 7-8" of topsoil from specified area (approx. 30 linear feet around patio)
- Install 6" of 21aa Crushed Limestone Base, compacted every 2"
- Install ½-¾" Sharp sand-Install Unilock Rivercrest Wall System in Buff, approx. 30 linear feet and 2 feet tall (not including coping).
- Install Unilock Rivercrest copingstone to match wall

STAFF OBSERVATIONS AND RESEARCH

- Staff received a plan view of the project where the length of the wall in the site plan is shown as two segments of 11.5 feet each, but the wall system described in the project outline is 30 linear feet. There is an assumption that the wall's opening is 7 feet wide.
- Staff visited the site on August 3, 2020, but did not have access to the rear property and the rear property is not visible due to the existing wood panel fence surrounding the back yard.
- The photos and aerials show that the proposed location of the patio and wall is already open and no demolition is required.
- The scale, design, color and location of the proposed patio and seat wall as presented in the application material does not remove or alter distinctive features or finishes of the property, nor are they in conflict with the elements of design of the Indian Village Historic District.
- While there are no conflicts with the elements of design, the context of the classical revival and symmetry of the building's architecture may or may not juxtapose with the curvilinear seatwall.

ISSUES

- Staff have identified no issues with this proposal.

RECOMMENDATION

As the proposed project will not remove historic materials nor alter features or spaces that characterize the property, HDC staff recommends the Commission issue a COA for this application as proposed as it meets the Secretary of the Interior's Standards for Rehabilitation.

THIS IS A 3-PAGE FORM - ALL INFORMATION IS REQUIRED FOR PROJECT REVIEW

HISTORIC DISTRICT COMMISSION PROJECT REVIEW REQUEST

City of Detroit - Planning & Development Department
2 Woodward Avenue, Suite 808
Detroit, Michigan 48226

Date: _____

PROPERTY INFORMATION

ADDRESS: _____ AKA: _____

HISTORIC DISTRICT: _____

SCOPE OF WORK: Windows/Doors Roof/Gutters/Chimney Porch/Deck Landscape/Fence/Tree/Park General Rehab
(Check ALL that apply) New Construction Demolition Addition Other: _____

APPLICANT IDENTIFICATION

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

NAME: _____ COMPANY NAME: _____

ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____

PHONE: _____ MOBILE: _____ EMAIL: _____

PROJECT REVIEW REQUEST CHECKLIST

Please attach the following documentation to your request:

PLEASE KEEP FILE SIZE OF ENTIRE SUBMISSION UNDER 30MB

- Completed Building Permit Application** (highlighted portions only)
- ePLANS Permit Number** (only applicable if you've already applied for permits through ePLANS)
- Photographs** of ALL sides of existing building or site
- Detailed photographs** of location of proposed work (photographs to show existing condition(s), design, color, & material)
- Description of existing conditions** (including materials and design)
- Description of project** (if replacing any existing material(s), include 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), as applicable

NOTE:

Based on the scope of work, additional documentation may be required.

See www.detroitmi.gov/hdc for scope-specific requirements.

Upon receipt of this documentation, staff will review and inform you of the next steps toward obtaining your building permit from the Buildings, Safety Engineering and Environmental Department (BSEED) to perform the work.

SUBMIT COMPLETED REQUESTS TO HDC@DETROITMI.GOV

P2 - BUILDING PERMIT APPLICATION

Date: _____

PROPERTY INFORMATION

Address: _____ Floor: _____ Suite#: _____ Stories: _____

AKA: _____ Lot(s): _____ Subdivision: _____

Parcel ID#(s): _____ Total Acres: _____ Lot Width: _____ Lot Depth: _____

Current Legal Use of Property: _____ Proposed Use: _____

Are there any existing buildings or structures on this parcel? Yes No

PROJECT INFORMATION

Permit Type: New Alteration Addition Demolition Correct Violations

Foundation Only Change of Use Temporary Use Other: _____

Revision to Original Permit #: _____ (Original permit has been issued and is active)

Description of Work (Describe in detail proposed work and use of property, attach work list)

MBC use change No MBC use change

Included Improvements (Check all applicable; these trade areas require separate permit applications)

HVAC/Mechanical Electrical Plumbing Fire Sprinkler System Fire Alarm

Structure Type

New Building Existing Structure Tenant Space Garage/Accessory Building

Other: _____ Size of Structure to be Demolished (LxWxH) _____ cubic ft.

Construction involves changes to the floor plan? Yes No

(e.g. interior demolition or construction to new walls)

Use Group: _____ Type of Construction (per current MI Bldg Code Table 601) _____

Estimated Cost of Construction \$ _____ By Contractor \$ _____ By Department

Structure Use

Residential-Number of Units: _____ Office-Gross Floor Area _____ Industrial-Gross Floor Area _____

Commercial-Gross Floor Area: _____ Institutional-Gross Floor Area _____ Other-Gross Floor Area _____

Proposed No. of Employees: _____ List materials to be stored in the building: _____

PLOT PLAN SHALL BE submitted on separate sheets and shall show all easements and measurements (must be correct and in detail). SHOW ALL streets abutting lot, indicate front of lot, show all buildings, existing and proposed distances to lot lines. (Building Permit Application Continues on Next Page)

For Building Department Use Only

Intake By: _____ Date: _____ Fees Due: _____ DngBld? No

Permit Description: _____

Permit #: _____ Current Legal Land Use: _____ Proposed Use: _____

Permit#: _____ Date Permit Issued: _____ Permit Cost: \$ _____

Zoning District: _____ Zoning Grant(s): _____

Lots Combined? Yes No (attach zoning clearance)

Revised Cost (revised permit applications only) Old \$ _____ New \$ _____

Structural: _____ Date: _____ Notes: _____

Zoning: _____ Date: _____ Notes: _____

Other: _____ Date: _____ Notes: _____



IDENTIFICATION (All Fields Required)

Property Owner/Homeowner Property Owner/Homeowner is Permit Applicant

Name: _____ Company Name: _____

Address: _____ City: _____ State: _____ Zip: _____

Phone: _____ Mobile: _____

Driver's License #: _____ Email: _____

Contractor Contractor is Permit Applicant

Representative Name: _____ Company Name: _____

Address: _____ City: _____ State: _____ Zip: _____

Phone: _____ Mobile: _____ Email: _____

City of Detroit License #: _____

TENANT OR BUSINESS OCCUPANT Tenant is Permit Applicant

Name: _____ Phone: _____ Email: _____

ARCHITECT/ENGINEER/CONSULTANT Architect/Engineer/Consultant is Permit Applicant

Name: _____ State Registration#: _____ Expiration Date: _____

Address: _____ City: _____ State: _____ Zip: _____

Phone: _____ Mobile: _____ Email: _____

HOMEOWNER AFFIDAVIT (Only required for residential permits obtained by homeowner.)

I hereby certify that I am the legal owner and occupant of the subject property and the work described on this permit application shall be completed by me. I am familiar with the applicable codes and requirements of the City of Detroit and take full responsibility for all code compliance, fees and inspections related to the installation/work herein described. I shall neither hire nor sub-contract to any other person, firm or corporation any portion of the work covered by this building permit.

Print Name: _____ Signature: _____ Date: _____
(Homeowner)

Subscribed and sworn to before me this _____ day of _____ 20 _____ A.D. _____ County, Michigan

Signature: _____ My Commission Expires: _____
(Notary Public)

PERMIT APPLICANT SIGNATURE

I hereby certify that the information on this application is true and correct. I have reviewed all deed restrictions that may apply to this construction and am aware of my responsibility thereunder. I certify that the proposed work is authorized by the owner of the record and I have been authorized to make this application as the property owner(s) authorized agent. Further I agree to conform to all applicable laws and ordinances of jurisdiction. **I am aware that a permit will expire when no inspections are requested and conducted within 180 days of the date of issuance or the date of the previous inspection and that expired permits cannot be**

Print Name: _____ Signature: _____ Date: _____
(Permit Applicant)

Driver's License #: _____ Expiration: _____

Subscribed and sworn to before me this _____ day of _____ 20 _____ A.D. _____ County, Michigan

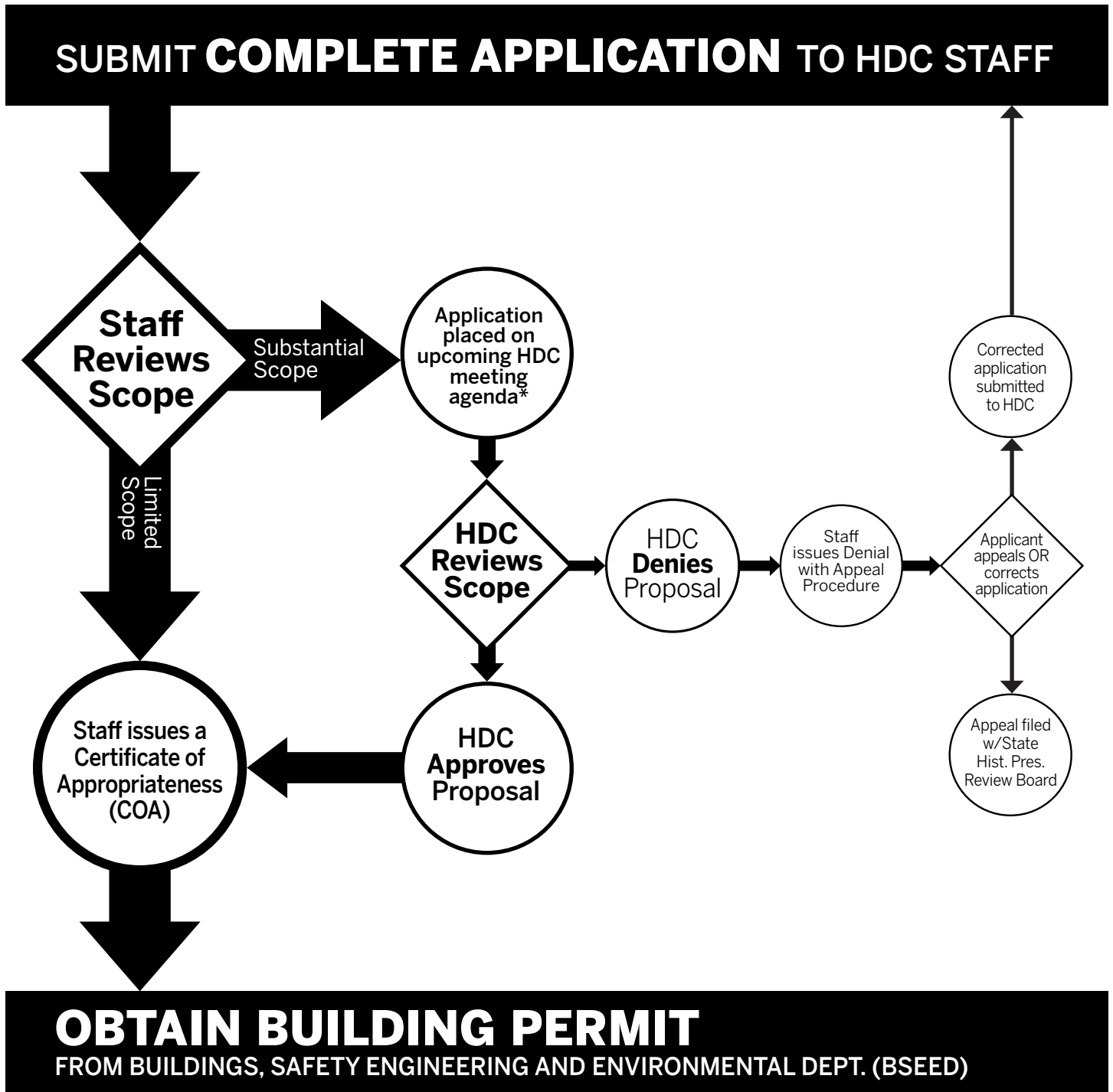
Signature: _____ My Commission Expires: _____
(Notary Public)

Section 23a of the state construction code act of 1972, 1972PA230, MCL 125.1523A, prohibits a person from conspiring to circumvent the licensing requirements of this state relating to persons who are to perform work on a residential building or a residential structure. Visitors of Section 23a are subject to civil fines.

This application can also be completed online. Visit detroitmi.gov/bseed/elaps for more information.



HISTORIC DISTRICT COMMISSION REVIEW & PERMIT PROCESS



* THE COMMISSION MEETS REGULARLY AT LEAST ONCE PER MONTH, TYPICALLY ON THE SECOND WEDNESDAY OF THE MONTH. (SEE WEBSITE FOR MEETING SCHEDULE/AGENDAS)

FIND OUT MORE AT www.detroitmi.gov/hdc

**Annie Rubel
3495 Burns Ave
Detroit, MI 48214
Indian Village Historic District**

Backyard Patio Project Request for Approval

Description of existing conditions:

Currently, the backyard consists of an exposed aggregate driveway along the south side of the house and a path that extends the width of the back of the house. The rest of the yard is lawn. There is a small tree by the Garage, but no other trees or bushes.

Description of project:

The project consists of laying a patio off of the back of the house that extends from the fence-line on the north side of the yard to the driveway with access from both the porch off the sunroom and the porch off of the kitchen.

The patio material will be a Unilock paving system (details in an attached document) that looks like flagstone and is harmonious with the house's historic appearance and consistent with other patios that can be found in Indian Village Historic District. There will be a soldier course of red brick that helps tie the patio into the brick materials of the house. There will be a seating wall along the outside perimeter of the patio with a break in the wall for access to the lawn.

There will be no built-in features such as fire pit, outdoor kitchen, or pergola.

Drawing attached.

Detailed Scope of Work

Flat work:

- Remove approx. 7-8" of topsoil
- Install 6" of 21aa Crushed Limestone Base, compacted every 2"
- Install ½-¾" Sharp sand
- Install Unilock pavers (see attached brochures for materials specs), approx. 525 sq. ft.
- Install Unilock Copthorne in Old Oak soldier course around exterior of patio
- Install EV-Evolution polymeric sand in grey to open joints

Seat Wall:

- Remove approx. 7-8" of topsoil from specified area (approx. 30 linear feet around patio)
- Install 6" of 21aa Crushed Limestone Base, compacted every 2"
- Install ½-3/4" Sharp sand
- Install Unilock Rivercrest Wall System in Buff, approx. 30 linear feet and 2 feet tall (not including coping)
- Install Unilock Rivercrest coping stone to match wall

APPLICANT PHOTOS: 3495 Burns Ave, Detroit, MI 48214



(East/front elevation)



West/rear elevation (Project Site for Patio)

APPLICANT PHOTOS: 3495 Burns Ave, Detroit, MI 48214



Backyard with new (approved) driveway



Backyard Patio Location

APPLICANT PHOTOS: 3495 Burns Ave, Detroit, MI 48214



Northeast/Right elevation



Southeast/left elevation

APPLICANT PHOTOS: 3495 Burns Ave, Detroit, MI 48214



Garage (East elevation)



Garage (North Elevation)

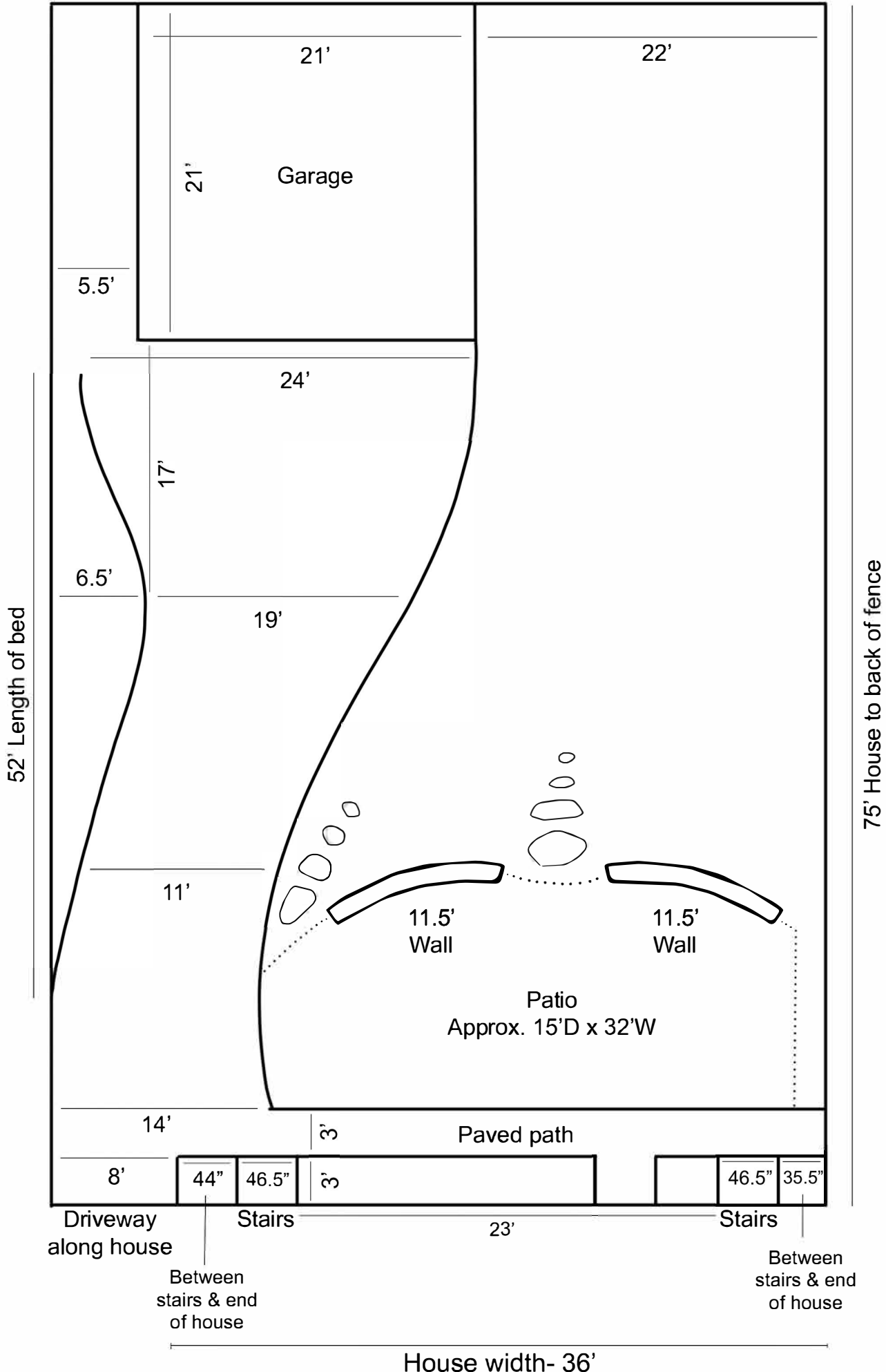
APPLICANT PHOTOS: 3495 Burns Ave, Detroit, MI 48214



Garage (Southeast elevation)



Garage (West elevation—restoring the carriage doors is on the future list)



52' Length of bed

75' House to back of fence

House width- 36'

Driveway along house

Between stairs & end of house

Between stairs & end of house

Stairs

Stairs

Patio
Approx. 15'D x 32'W

11.5'
Wall

11.5'
Wall

Paved path

21'

22'

21'

Garage

5.5'

24'

17'

6.5'

19'

11'

14'

23'

44"

46.5"

46.5"

35.5"

**Annie Rubel
3495 Burns Ave
Detroit, MI 48214
Indian Village Historic District**

Proposed Patio Materials Information

Pavers: Unilock Beacon Hill Flagstone in Fossil

<https://unilock.com/product/beacon-hill-flagstone-michigan/>

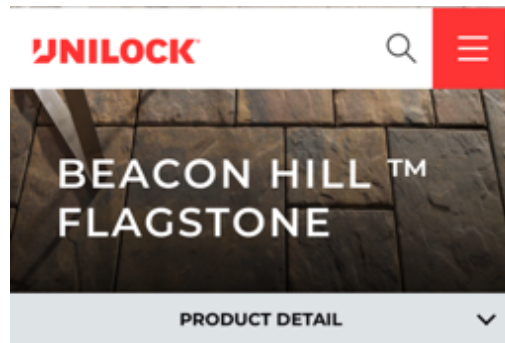
Soldier Course: Unilock Copthorne Brick in Old Oak

<https://unilock.com/product/copthorne-michigan/>

Seating Wall: Rivercrest in Buff with corresponding coping stone

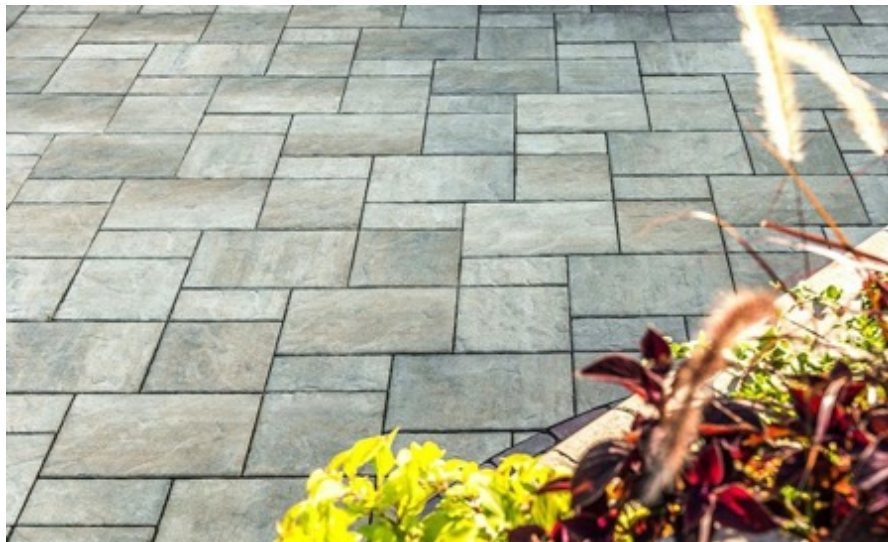
<https://unilock.com/product/rivercrest-wall-michigan/>

Pavers:





BEACON HILL™ FLAGSTONE


Inspired by natural cut flagstone, the blended colors and distinctive texture of Beacon Hill Flagstone has a relaxed look and feel, with all the benefits of Enduracolor™ technology. The subtle surface texture is comfortable to walk on in bare feet, but appears more dramatic in the light of sunrise and sunset. Sold in a random bundle of three relatively large sizes, Beacon Hill Flagstone can be laid in a number of patterns for a more, or less, random appearance. A larger, XL rectangle is now available in most regions, to be used alone or in combination with the traditional random bundle. Together, these characteristics have made Beacon Hill Flagstone one of our most popular pavers for patios, pool surrounds and walkways.




(Color: Fossil)

Soldier Course:

JNILOCK  

PRODUCT DETAIL 

COPTHORNE®
Inspired by the rich color and timeworn beauty of European street pavers, Copthorne offers more delicate dimensions than Town Hall. These proportions make it possible to design curved walkways and borders using Copthorne, without the need for cutting. Cast using Reala™ Technology for an authentic surface appearance, and using Ultima™ Concrete Technology to deliver up to four times the strength of conventional poured concrete, Copthorne offers timeless beauty for driveways, walkways, patios, vertical feature accents and more.



JNILOCK  

COLORS 

OLD OAK







 **ELEGANCE**



PICK A COLOR



OLD OAK


2.5' Seating Wall:

UNILOCK   **UNILOCK**  



PRODUCT DETAIL  **COLORS** 

RIVERCREST WALL®
Stacked flagstone has been used for centuries in small garden walls and pillars. With the award-winning Rivercrest Wall system, you get the character and flexibility of natural stone with the durability, affordability and ease of installation of manufactured concrete. The natural appearance of Rivercrest has been achieved by casting hundreds of real stone surfaces using Reala™ Technology, while clever design makes it possible to build straight or curved walls in a variety of radius dimensions, with no cutting required, using the 4-stone random bundle. Stick with the 57mm Standard Units for a pure flagstone look or incorporate 114mm Jumper Units for additional design options. Pillars can be built in a flash using the Rivercrest Rapid Pillar system. Round or square firepits can be custom designed using Rivercrest, or choose a simple-to-construct, Rivercrest firepit kit. Build seat walls, water features, outdoor kitchens or, when combined with geogrid, retaining walls up to 6ft (1.8m).

BUFF



PICK A COLOR

 
BUFF

