STAFF REPORT: 5/12/2021 MEETING PREPARED BY: D. RIEDEN

APPLICATION NUMBER: #21-7212

ADDRESS: 2108 BURNS

HISTORIC DISTRICT: INDIAN VILLAGE

APPLICANT: GARY BROWNELL

PROPERTY OWNER: GARY BROWNELL

DATE OF PROVISIONALLY COMPLETE APPLICATION: 04/19/2021

DATE OF STAFF SITE VISIT: 4/27/2021

SCOPE: ERECT TWO (2) NEW ACCESSORY BUILDINGS, IN-GROUND POOL, LANDSCAPING AND SITE IMPROVEMENTS

EXISTING CONDITIONS

Erected in 1912, the 2-1/2 story, single-family is prominently located on the corner of 2108 Burns Street and Kercheval Avenue in the Indian Village Historic District. The home is situated toward the southern property line, leaving an expansive back yard space consisting of a second parcel at 2120 Burns. The home features elements of the English Revival architectural style, where the south-facing, front facade features (2) two, 2-1/2 story, front gable projections with articulated fascia boards. The home is clad in natural materials with a stucco finish on the first floor while the second floor and gables have a wood shake finish. Windows appear to have a majority of true divided light intact. The garage next to the home has a simple, box-like massing, with a contemporary two-car, overhead garage door, which was previously approved by the HDC for demolition in May 2007. A 6' shadowbox wood fence occupies the south and east corners of the property, changing to a 6' black aluminun fence for the front and west sides of the property. The project site mostly occupies the footprint of the adjacent garage running east and north to the limits of the two property parcels.



Site Photo 1, by Staff April 27, 2021: front elevation facing southeast



Site Photo 2 by Staff April 27, 2021: garage demo and new construction site

As staff currently does not have access to some of the previous paper applications and approval letters, the Detroit Property Index is the only available information on the property which includes the following previous approvals:

- Apr. 2000, COA: Paint trim, shingles and sash
- June 2001, COA: Replace asphalt shingles with cedar shingles, install rubber roofing on flat roof, install copper flashing, eaves, flashings, gutters.
- May 2007, COA: Replace and expand existing driveway.
- May 2007, COA: Demolish existing garage.
- Oct. 2020, COA: Install skylights
- Dec. 2020, Denial: House painted white (without approval/permit)
- Dec. 2020, COA: Install brown, aluminum gutters and downspouts



Aerial view, May 2020



Aerial of Parcel 17006165. 2108 and 2120 Burns

1915 Sanborn Maps. Note: address was 406 Burns.

PROPOSAL

The proposed project includes no work to the existing residence. Removal of an existing two car garage, previously approved, is shown as already removed this application. To the east of the existing residence, a new one story, 693 SF, conservatory (aka, "Four Season Room") is proposed. Near the east property line, a new one story, 1,144 SF, Carriage House is proposed which consists of a two car garage nearest Kercheval Avenue, and an in-law suite on the rear yard side. Near the center of the rear yard, a new 270 SF open-air Cabana is proposed adjacent to a new in-ground pool. (See attached drawings.)

SITE IMPROVEMENTS

- New patio with attached hot tub and fireplace
 - Patio height: 2 feet
 - Brick chimney height: 13 feet
 - Footprint 273 SF
- Pool with cabana and sunken lounge
 - o Pool
 - Depth 4.3 feet
 - Footprint 1,034 SF
 - Cabana
 - Height 18 feet
 - Footprint 273 SF
 - o Outdoor shower
 - o Sunken lounge with electric fire pit
 - Depth 2 feet
 - Footprint 210 SF
- Landscaping
 - o Plantings
 - Hardscape
 - Decomposed granite walking path
 - Thermal cut bluestone patio surfaces
- Parking
 - o 2 Parking Spaces
 - o Driveway

NEW BUILDINGS

- Conservatory "Four Seasons Room"
 - o Contains a kitchen and bar interior, with large glass doors
 - o Height 24 feet
 - o Building footprint 693 SF
- Carriage house with garage
 - o Contains an "In-law" 1 bedroom, 1 interior bathroom, common room, exterior ½ bathroom, and 2 car garage
 - o Height 24 feet
 - o Building footprint 1,144 SF

STAFF OBSERVATIONS AND RESEARCH

- Upon receipt of the application, Staff requested additional material regarding the applicant's proposed scope of work: Provide clarity on whether or not the images shown in the attached drawings, in white color, reflect the intention of the applicant to retain the existing white-painted house despite the color's denial by the Commission at the December 15, 2020 meeting, and add additional white-painted structures. Applicant provided clarity that new construction's brick and stucco shall be painted with color C:4 (yellowish white) from Color System D. (See pages 30-31 in the drawing set.)
- The applicant also stated that they were working with their contractor to rectify the previous violation of the white-painted house.
- In May 2007, HDC COA, the Commission approved the proposal to demolish the existing garage.
- Staff visited the site on April 27, 2021 and photographed the property from the surrounding public right-of-way and observed the following (see staff photos enclosed):

- The proposed elevations, rooflines and locations of the new construction appear to be harmonious with the existing house and has little or no negative impact to sightlines towards the property.
- The proposed evergreen landscaping would likely block most visibility to/from the corner of Burns and Kercheval.
- The scale of the proposed "Four Seasons Room" and carriage house are deferential to the scale of the house, and appear to be a modern interpretation of the informal, vernacular character of English Revival homes. Design elements such as the stucco and brick siding, stained cedar siding, steep roof pitch and standing seam metal roof reflect a relationship of scale and material of existing architectural features of the home in a naturalized, less formal composition appropriate to the English Revival character of the property. Details such as the matching black trim/bargeboard roofs, for example, show a strong relationship with the second-story, black trim/bargeboard of the house.
- The placement of the patio, hot tub, fireplace, pool, cabana, sunken lounge, and walking path around an open lawn creates an appropriately unconfined spatial relationship of outdoor activities, surrounded by a privacy enclosure of plantings.
- Staff observed that the current planting plan shows a repetitious single row of evergreen plantings, which creates a visual barrier at the Burns-Kercheval public intersection, and is too rigid for the property's character.
- For reference of the Commission, Staff observed Section 57-2-9 of the City's building code cites maximum heights of plantings near any corner lot within the City of Detroit with maximum heights of 3' above the surface of the roadway. This allows sightlines to be maintained for vehicles approaching the intersection.
- Staff observed that other properties in the historic district have arranged plantings that are strategically grouped to allow for privacy while also preserving view corridors to the house and across intersections.
 Staff recommends that the appropriate response would to revisit the evergreen screen planting that reduces the height and singular row massing of the evergreens.
- The scale and location of the proposed construction plan 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.
- Because the carriage house is considered an accessory unit, the applicant met with the Planning and Development Department's design review team met in December 2020 and received a "revise and resubmit" briefing due to several concerns listed. They met again March 13th and have issued an approval of the plan on May 5, 2021. See attached.

ISSUES

- Staff identified no major issues with the new construction features because this proposal meets the Elements of Design for the Indian Village Historic District, as applied to this particular property.
- Since white is not an appropriate color for the historic house, it is also likely to be inappropriate for other structures on this property, given its historic character.
- The growth behavior of the lot-line proposed evergreens would likely create a 10-15 foot high "green wall" within 10-15 years along the property line of the intersection. This variety of arborvitae and/or yews and hydrangea are not typically used for low-growing hedgerows and are often planted for tall screens. The Elements of Design for Indian Village notes that "side lots are usually landscaped, often fenced at or near the setback line" (See Sec. 21-2-103 (c) (13), Indian Village Historic District)
- Due to its public prominence and visibility at the corner of Burns and Kercheval, Staff recommends that the landscape at this corner of the property be seen as the "front yard" and therefore have screened plantings conform to setbacks and city code height limits to maintain sightlines across the property and public intersection. Plantings should be loosely grouped; rigidly linear or symmetrical arrangements should be rare.

RECOMMENDATION

Section 21-2-78, Determinations of Historic District Commission

It is staff's opinion that, **with the two proposed conditions below**, the project should qualify for a Certificate of Appropriateness. Staff recommends that the Commission approve a COA for the proposed application, as it meets the Secretary of the Interior's Standards, and the Indian Village District's Elements of Design.

With the conditions that the applicant:

 Addresses the existing paint color violation of the house with a proposed plan, approvable by HDC Staff, to include final color choices for the new buildings that complement the main house, other than white.

and,

2. A landscape plan that achieves Historic District and code guidelines, planting variety and maintains sightlines, particularly along Burns and Kercheval, subject to HDC Staff approval















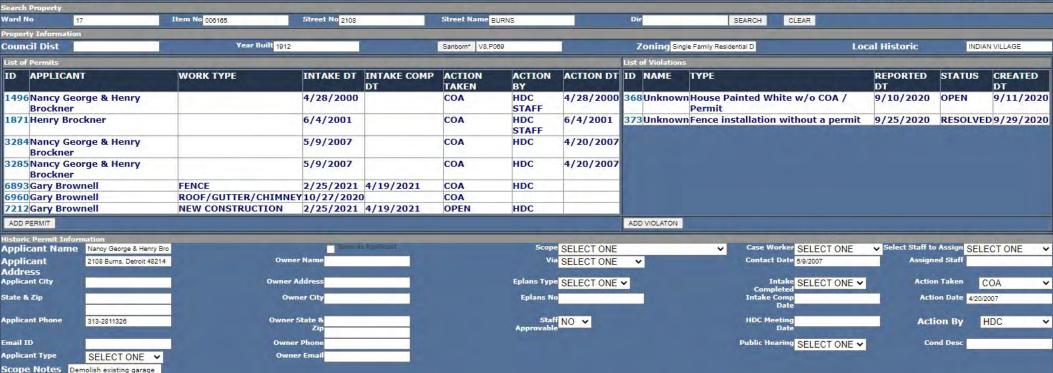












Comments

ADD



Coleman A. Young Municipal Center 2 Woodward Avenue, Suite 808 Detroit, Michigan 48226 Phone: 313.224.1339 Fax: 313.224.1310 www.detroitmi.gov/pdd

APPROVED	REVISE AND RESUBMIT
APPROVED WITH CHANGES NOTED	REJECTED

SUBMITTAL WAS REVIEWED FOR DESIGN CONFORMITY AND GENERAL CONFORMANCE TO CITY OF DETROIT DESIGN GUIDELINES. THE APPLICANT IS RESPONSIBLE FOR CONFIRMING AND CORRELATING DIMENSIONS AT JOBSITE FOR TOLERANCE, CLEARANCE, QUANTITIES, FABRICATION PROCESSES AND TECHNIQUES OF CONSTRUCTION, AS WELL AS COORDINATION OF THE WORK WITH OTHER TRADES AND FULL COMPLIANCE WITH FEDERAL, STATE AND LOCAL BUILDING CODES AND REGULATIONS.

STAFF BRIEF

This document is the staff's comparison of the City of Detroit Design Review Guiding Principles, Design Guidelines for City of Detroit Zoning Ordinance and other applicable adopted area guidelines as applied to the proposed application. It is intended to provide guidance during the City Planning and Development Design Review of the proposed application.

Date: 05.05.2021

Project: 2108 Burns Avenue

Design Review Meeting: 03.13.2021

Address: 2108 Burns Avenue

Staff: Russell Baltimore (baltimorer@detroitmi.gov), Julio Cedano (CedanoJ@detroitmi.gov)

Year structure built: NA

Applicant: Kevin Adkins, kevin@adroomarch.com

Project Scope Under Review: New Construction, Residential

Project Summary:

The proposed project includes no work to the existing residence. Removal of an existing two car garage is included with this application. The garage is in disrepair and has structural damage due to a tree growing into the side of it, and years of water damage. To the east of the existing residence, a new one story, 693 SF, Four Season Room, is proposed. Near the east property line, a new one story, 1,144 SF, Carriage House is proposed which consists of a two-car garage nearest Kercheval Avenue, and an in-law suite on the rear yard side. Near the center of the rear yard, a new 270 SF open-air Cabana is proposed adjacent to a new in-ground pool.

Design Review Guiding Principles:

- ✓ IN COMPLIANCE
- × NOT IN COMPLIANCE
- NOT APPLICABLE
- MORE INFORMATION NEEDED

- Historic Preservation: The intent of development is to preserve existing structures and compliment the urban fabric through a thoughtful and intentional approach to design.
- Activate the Public Realm: All projects shall build upon the walkable environment, providing a transparent and interactive building frontage and ground level meant to intrigue pedestrians through design and active uses.
- ✓ Appropriate Density: Any new building shall be appropriate in scale with surroundings.
- ✓ **Building Form and Material:** The site shall incorporate sound urban design and established development principles. The built environment shall provide interesting building typologies of varied architectural styles and compliment, not mimic, the nature of the existing urban fabric.
- Maintain/Integrate the Street Grid: Many city blocks have been combined into superblocks or developments built facing inwards. The goal is for new development to be directly integrated into the existing street grid not to create an isolated development site.
- Street Frontage: All new construction shall be designed along the front lot line of the property adjacent to the public right-of-way. Parking shall not be provided between the building frontage and the street edge.
- Pedestrian Experience: Where appropriate, alleyways will serve as the main point of automotive ingress and egress. Curb cuts onto public right-of-way will be minimized or obsolete in order to provide a safe, walkable, pedestrian oriented street design.
- ✓ Parking and Access: All on-site parking shall be appropriately landscaped or be screened from view, preferably developing parking lot edges of the site with new construction in order to shield the parking from view.
- Buffering: Expand the use of green belts and natural buffer zones to protect residential areas from commercial and industrial areas which are environmentally detrimental to nearby residential neighborhoods. Minimize and screen outdoor storage and work areas.

Design Review notes:

PDD approves of the final design and site plan attached within the package for 2108 Burns Avenue. The client shall note that HDC's review has final decision of approval and appropriateness of the project.

General Notes:

SEE ATTACHED DESIGN SUBMITTAL PACKAGE MARK-UP FOR ADDITIONAL COMMENTS.

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

HISTORIC DISTRICT COMMISSION PROJECT REVIEW REQUEST

Date: 4/15/2020

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

PROPERTY INFOR	MATION					
ADDRESS: 2108 Burns			AKA: n/a			
HISTORIC DISTRICT: Inc	dian Village					
	Vindows/ Poors Roc Chi	of/Gutters/ mney	Porch/ Deck	Land:	scape/Fence/ Park	General Rehab
	lew construction Der	molition	Addition	Othe	r:	
APPLICANT IDENT	IFICATION					
Property Owner/ Homeowner	Contractor		Tenant or Business Occu	pant	Archite Consu	ect/Engineer/ Itant
NAME: Gary Brownell		COMPAN	Y NAME:			
ADDRESS: 2108 Burns		CITY:	9	STATE:	ZIP:_	
PHONE:	MOBILE:		E	MAIL:		
PROJECT REVIEW	REQUEST CHEC	KLIST				
Please attach the following	_		est:			
*PLEASE KEEP FILE SIZE	•	•		:=		
X Completed Buildin	g Permit Applicatio	on (<mark>highligh</mark>	ted portions o	- l\	IOTE: sed on the scop	ne of work,
ePLANS Permit Nu for permits through	, , ,	ole if you've	already applie	· ~	ditional docum required.	entation may
	L sides of existing bu	uilding or sit	e		e www.detroitn ope-specific re	ni.gov/hdc for quirements.
Detailed photograph (photographs to sho	ohs of location of prower existing condition(d)		
✓ Description of exis	ting conditions (ind	cluding mat	erials and des	ign)		
	ect (if replacing any r than repairof exis					o why
✓ Detailed scope of v	work (formatted as b	bulleted list)			
✓ Brochure/cut shee	e ts for proposed repl	lacement m	aterial(s) and	or produc	t(s), as appli	cable

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: 4/15/2020 **PROPERTY INFORMATION** Address: 2108 Burns Floor: Suite#: Stories: AKA: n/a _____ Lot(s): _____ Subdivision: _____ Parcel ID#(s): 17006165-17006167 Total Acres: .80 Lot Width: 200' Lot Depth: 172' Current Legal Use of Property: Single Family Residential Proposed Use: Single Family Residential Are there any existing buildings or structures on this parcel? PROJECT INFORMATION ■ New ■ Alteration ■ Addition ■ Demolition ■ Correct Violations **Permit Type:** Foundation Only Change of Use Temporary Use Other: (Original permit has been issued and is active) Revision to Original Permit #: **Description of Work** (Describe in detail proposed work and use of property, attach work list) 1. Four Seasons Room 2. New Patio 3. Carriage House/Garage 4. New Pool 5. Landscaping Plan 6. Removal of Existing Garage | 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) 2500 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 \$500,000 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 Fees Due: DngBld? No Intake By: Permit Description: Current Legal Land Use: Proposed Use:
 Permit#:
 _______ Permit Cost: \$ _______
 Zoning Grant(s): Zoning District: No (attach zoning clearance) Lots Combined? | Yes Revised Cost (revised permit applications only) Old \$ _____ New \$____ Structural: ____ Date: ____ Notes: ____ _____ Date: _____ Notes: _____ Zoning: _____ Date: _____ Notes: ____ Other:

Property Owner	/1.1	3 . 0 //1	· D · · A I· ·
		Property Owner/Homeowner	· ·
Name: Gary Br		Company Name:	
	3urns 4000	City: Detroit	State: VIII Zip: 48214
Phone: 734-934		Mobile: 734-934-1383	
		Email: gsb2120@gmai	I.com
	Contractor is Permit A		
		Company Name:	
Address:		City:	State: Zip:
		Email:	
City of Detroit Lie	cense #:		
TENIANT OD	DUCINECC OCCUDANT	Tonant is Pormit Apr	dicant
	BUSINESS OCCUPAN		
Name:	Phone:	Email:	
ARCHITECT/E	NGINEER/CONSULTA	Architect/Engineer/	Consultant is Permit Applicant
Name: Kevin A	dkins State	Registration#: 1301053912	Expiration Date: 10/2021
Address: 8539 I	_awrence Ave	City: Ypsilanti	State: MI Zip: 48197
Phone: 734-646	6-5934 Mobile: 734	-646-5934 <u>Email:</u> kev	rin@adroomarch.com
HOME	OWNER AFFIDAVIT (Only	required for residential permits ob	tained by homeowner)
on this permit ap requirements of t inspections relate	plication shall be completed he City of Detroit and take	d occupant of the subject proped by me. I am familiar with the full responsibility for all code of	applicable codes and
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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.



2108 Burns Executive Summary

The summary below gives a brief overview of the main elements of our master plan for our residence at 2108 Burns. We have made substantial efforts to include as much detail as we could on subsequent pages for each change and also to ensure the plan highlights and conforms to the historical details of the Indian Village Neighborhood. Our aim from the beginning of this process has been to create a vision and plan for our next 50 years in this neighborhood.

The project will have five main parts:

- 1. Four seasons room
- 2. New patio with attached hot tub and fireplace
- 3. Carriage house with garage (and elimination of existing garage)
- 4. Pool with cabana and sunken lounge
- 5. The landscaping encompassing the entire project

The concept of the Four Seasons Room came about when we were initially brainstorming design ideas on how to maximize our time spent outside and in our yard that we love so much. This space will have a built-in kitchen and bar area, but otherwise will be a largely open space. We are planning to have large glass doors that will open completely to allow for a breezy atmosphere and for us/guests to be able to move freely between the space and yard. We unfortunately had to remove a dying giant oak tree from the yard last year and we are currently in the process of drying a live-edge slab from that tree to act as a large dining table, paying homage to the tree in the room. As a custom touch to leave our mark on the property in a unique way, we've also chosen the angle of both this building and the carriage house to be the same degree slope as the line between Tucson and Detroit, which are where Gabby and I grew up.

Our current entry area has stairs and a brick wall that cuts off access to the yard. We're looking to reconfigure this by building out a raised patio matching the height of the entryway and expands out into the yard. The new patio area will also have an outdoor fireplace and built-in hot tub, for a space to enjoy during those colder months too.

Because the current garage will need to be razed, we wanted to include a new garage option in the plans. Our grandmother lives with us but is getting older, the stairs getting harder for her to navigate, so we also wanted to include a small "in-law suite" that does not have stairs in case we need that option in the future. We've styled this apartment and garage combo to resemble classic carriage houses, while still incorporating the spaces needed.

The pool itself will be fairly standard and will not have a deep end as we will likely be using the pool for casual enjoyment. We'll have a cabana-styled, open-aired structure at one end to allow for a covered area to sit and relax poolside. On the wall facing the fence, we'll also include an outdoor shower. We also wanted to incorporate a seating area on the other end of the pool, which we are calling the sunken lounge. This lounge is meant to be a dry space for lounging and will include an electric fire pit in the middle.

All sections of the project will be wrapped around and tied together by a master landscaping plan which includes both extensive plantings and hardscaping.

Thank you all so much for your time and consideration on this project. We love the neighborhood and very much look forward to building something that we and our neighbors can all be proud of.

Gary Brownell Gabby Brown 2108 Burns



The City of Detroit Historic District Commission Hearing for new structures and landscaping at:

2108 Burns Avenue Detroit, MI 48214

Three lots at the northeast corner of Burns Avenue & Kercheval Avenue

Property Owners: Gary Brownell & Gabby Brown

Architect: ad| |ROOM architecture + design kevin@adroomarch.com

Project Description:

The proposed project includes no work to the existing residence. Removal of an existing two car garage is included with this application. The garage is in disrepair and has structural damage due to a tree growing into the side of it, and years of water damage.

To the east of the existing residence, a new one story, 693 SF, Four Season Room, is proposed.

Near the east property line, a new one story, 1,144 SF, Carriage House is proposed which consists of a two car garage nearest Kercheval Avenue, and an in-law suite on the rear yard side. Near the center of the rear yard, a new 270 SF open-air Cabana is proposed adjacent to a new in-ground pool.

Zoning = R1H

Lot size = $172.3' \times 200' = 34,460 \text{ SF}$

Existing residence (no work) footprint = 1,092 SF



adroomarch.com

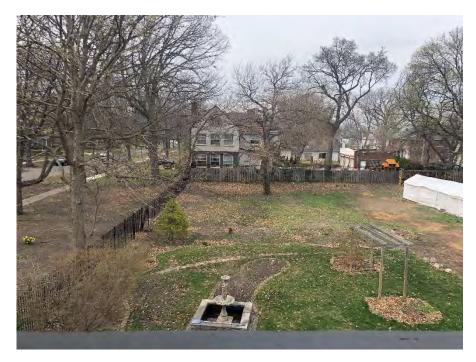






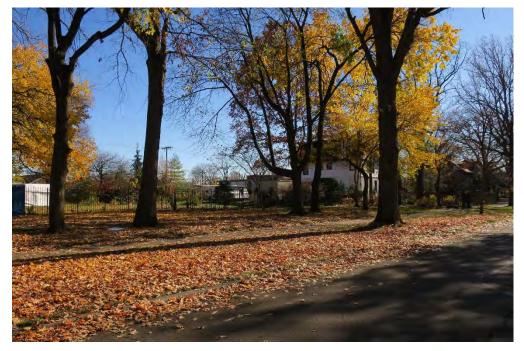


HISTORIC DISTRICT COMMISSION MAY 12, 2021









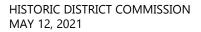
HISTORIC DISTRICT COMMISSION MAY 12, 2021

2108 BURNS AVENUE

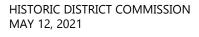
Existing photos





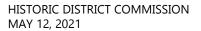






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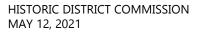


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Existing Canopy at Entry Door

Precedent Images

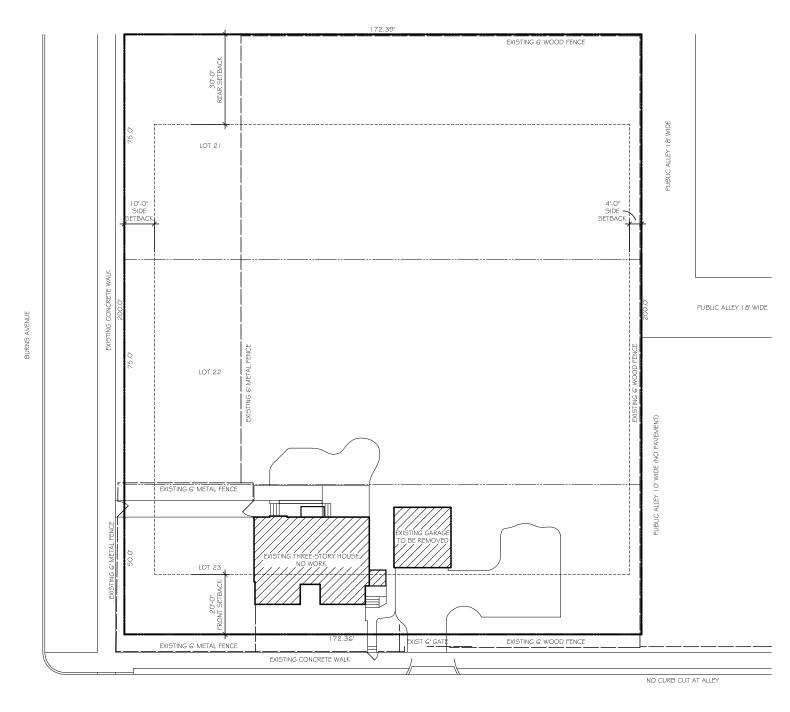






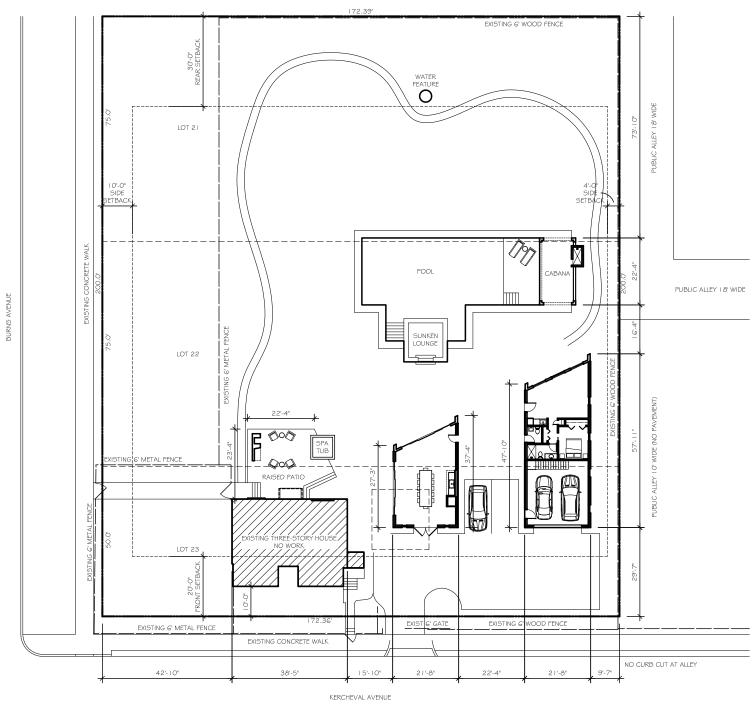


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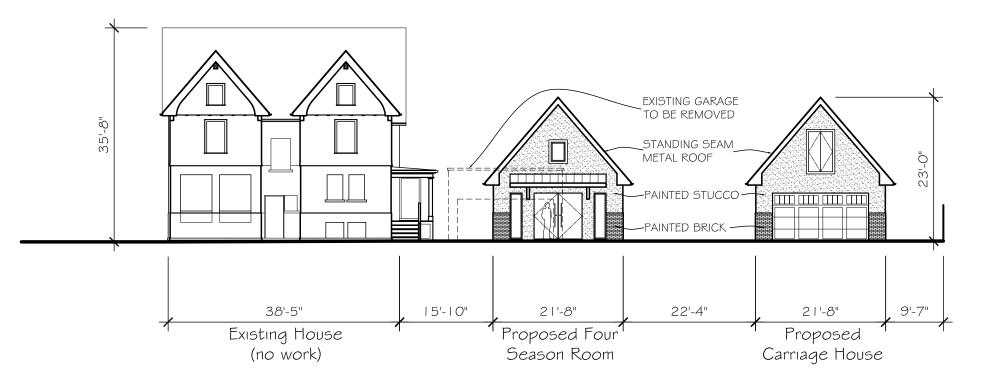
KERCHEVAL AVENUE



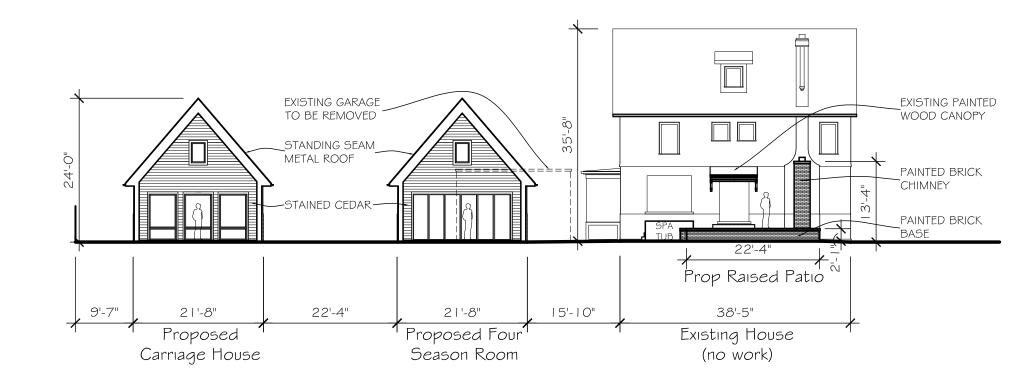


PROPOSED SITE PLAN



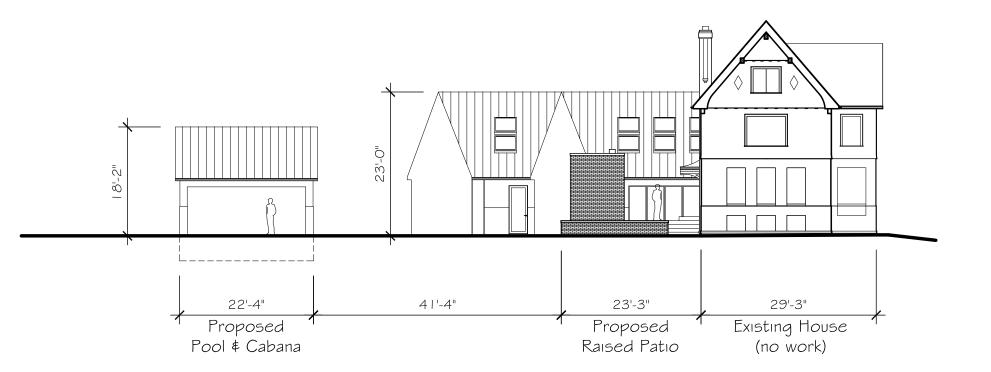






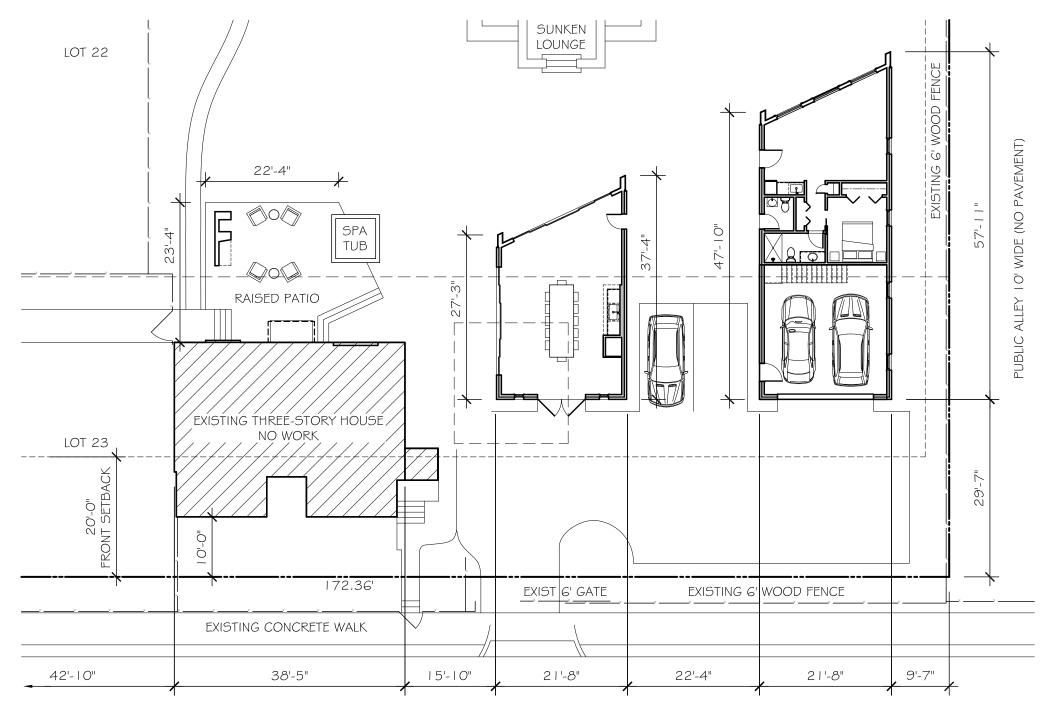






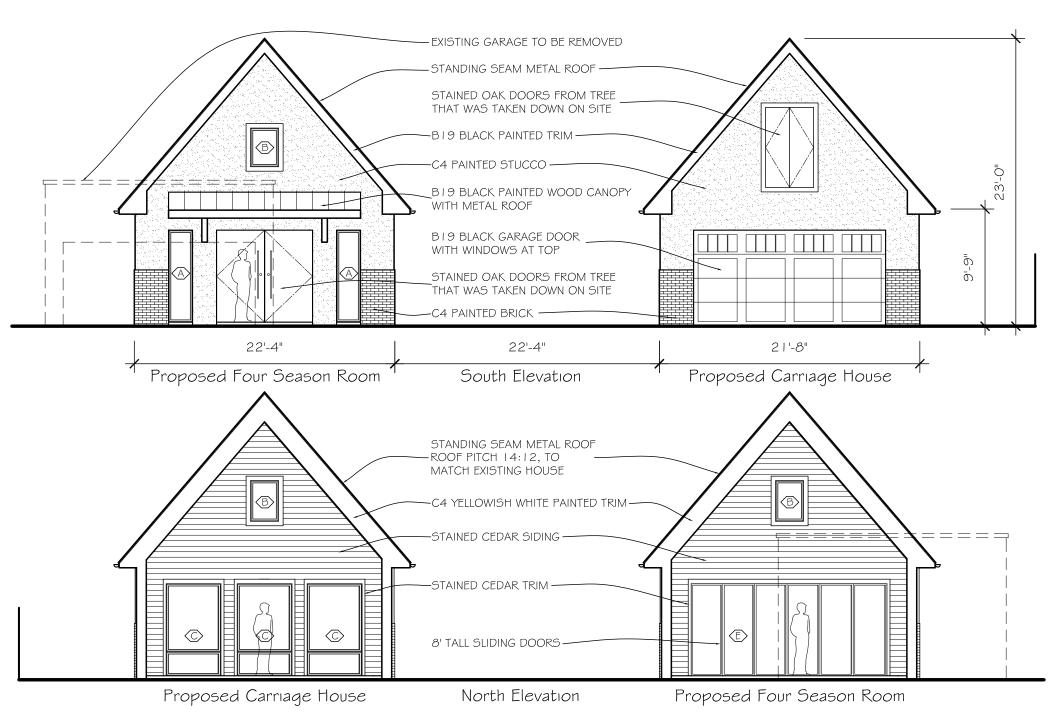






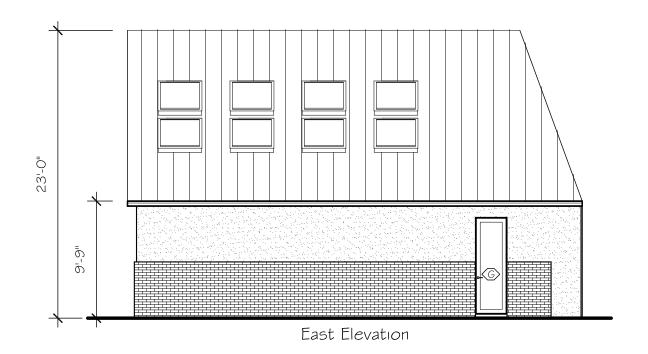
PARTIAL SITE PLAN

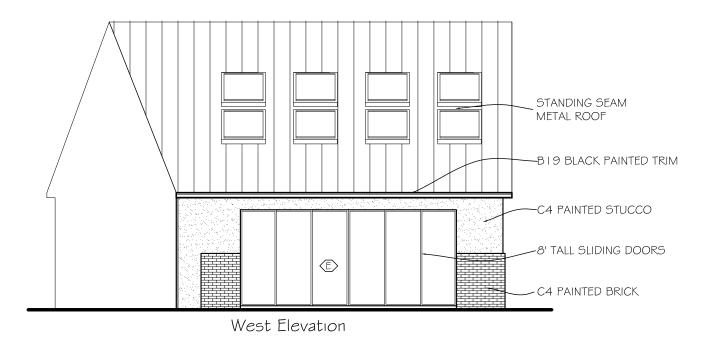




PROPOSED FOUR SEASON ROOM \$ CARRIAGE HOUSE ELEVATIONS

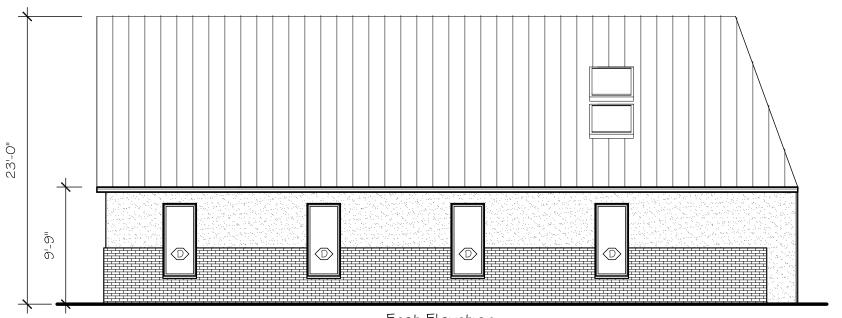




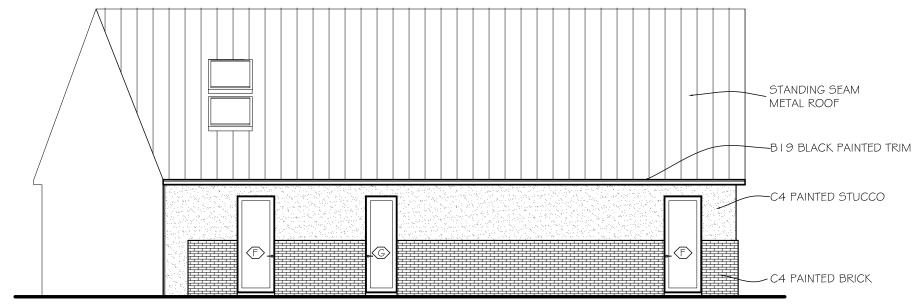


PROPOSED FOUR SEASON ROOM ELEVATIONS

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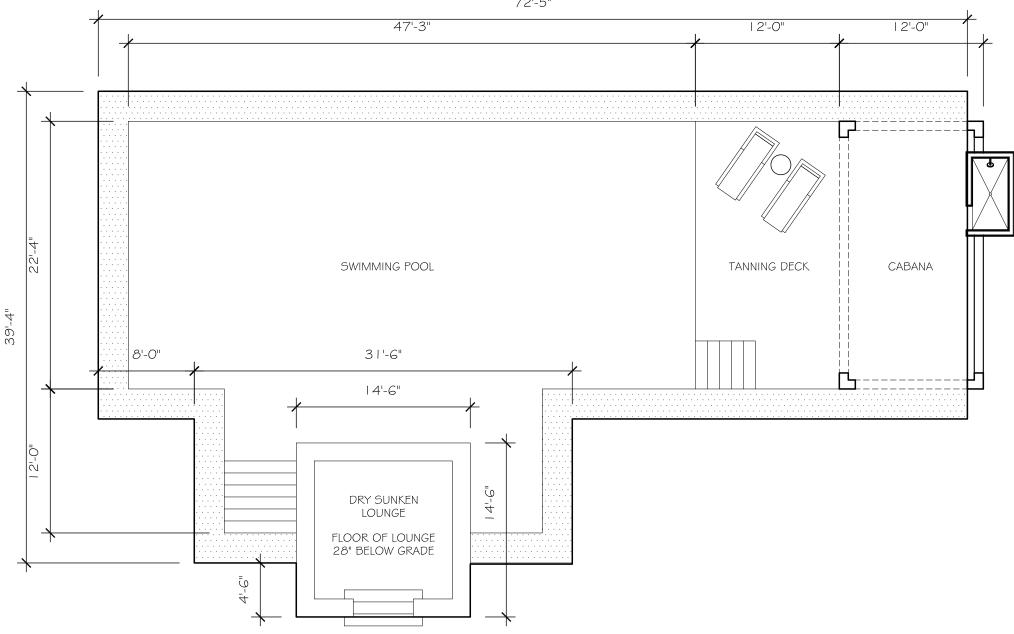




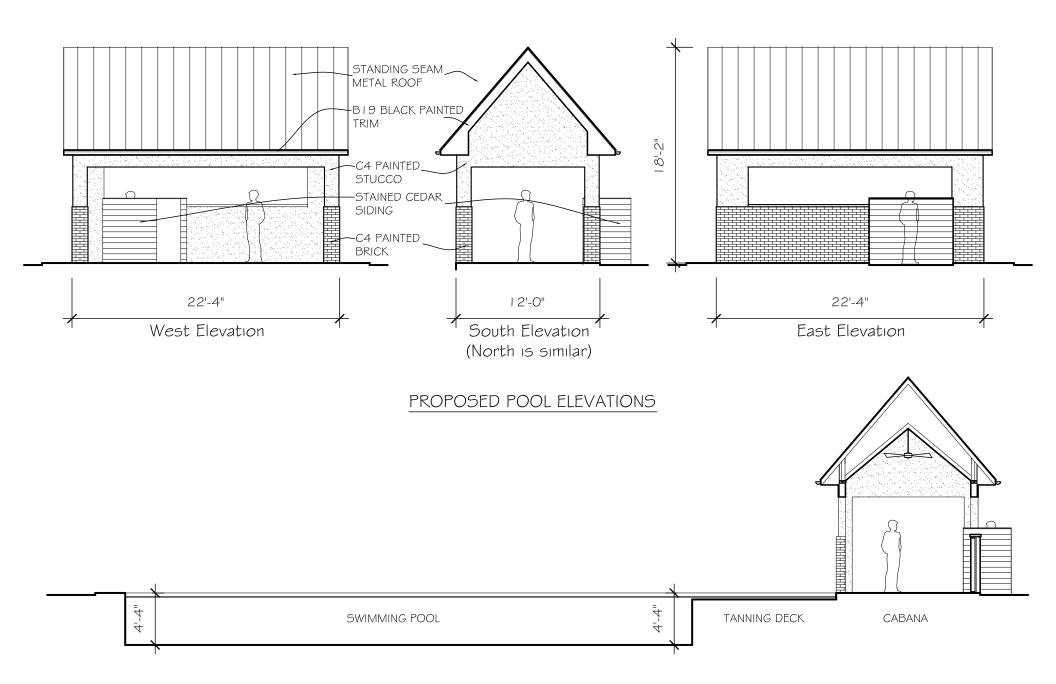
West Elevation

HISTORIC DISTRICT COMMISSION MAY 12, 2021

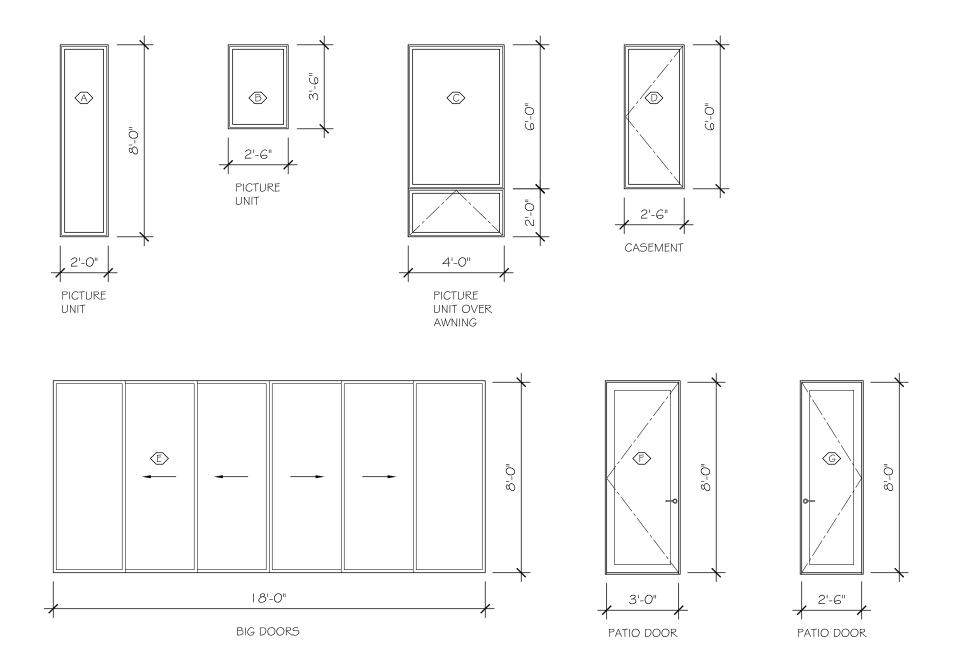
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WINDOW # DOOR ELEVATIONS











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STAINED CEDAR SIDING - PAINTED BRICK & STUCCO

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COLOR SYSTEM D

ASSOCIATED ARCHITECTURAL STYLES: (13) ENGLISH REVIVAL

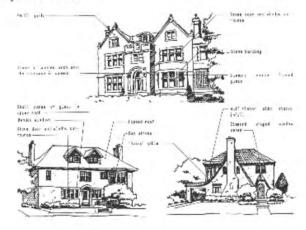
Detroit is particularly rich in examples of the Tudor, Gothic, and English Cottage Styles erected after the turn of the century. Usually of stone, brick, and heavy timber construction, these houses were often influenced by the Arts and Crafts Movement which stressed the use of such natural materials. As a consequence, the colors used on these houses should reflect this concern for nature and an understanding of the original English prototypes on which the styles were based.

A particular problem is encountered with the half-timbering that is so typical of these styles. In the original medieval buildings, these exposed timbers were the structural supports of the frame and roof with spaces between filled with lime plaster or rough cast sand stucco, stone, or brick. With this in mind, these heavy frames should be painted to look like weathered English oak; black, dark brown, or, perhaps, dark green, or olive. When the infill is brick, that area is not a problem unless it has been painted, in which case the paint should be removed or repainted in dark red or dark brown to match the original brick color. If, however, the infill between the framing is stucco, it should be painted white, as so many English originals are, to suggest the lime rich plastering which is naturally white or one of the river sand stuccoes which are more nearly yellow or cream when left in their natural state. On rare occasions when the sand used was of a reddish cast, the stucco assumed a faint rose beige.

Normally, the window and door frames and the projecting cornices will be painted the color selected for the heavy timber frames or a gray, brown or greenish stone color to match the actual stone trim of the house if such exists, or, a dark color such as black, dark brown, or dark green to suggest the metal casement windows which were normally iron and lead set in oak, frames which, like the heavy framing, darkened with age.

The trim of such houses rarely looks well done in a color lighter than the stone trim and certainly not in light reds, blues, yellows or greens. Occasionally, these houses were trimmed in white, but this generally provides too great a contrast to the usual brick and stone construction; as a consequence it is not recommended.

The more self-consciously Art and Crafts houses will hew closely to the guidelines set down above, stressing the darker browns, reds and greens and a concern for stucco that is natural in color and lighter than the dark framing of heavy wood and stone.



COLOR SYSTEM D

ACCEPTABLE COLOR COMBINATIONS *MS = MUNSELL STANDARD

BODY	TRIM	SASH	SHUTTERS
Stucco: Leave natural or match original stucco color, or A:3, A:4, C:4, C:5, D:1, D:2		B:18, B:19	Match trim color or match sash color
Half-timbering: A:8, B:6, B:8, B:11, B:12, B:13, B:14, B:19			
Shingles/Clapboard: B:6, B:8, B:11 (rare), B:12, B:13, B:14			
Existing brick or stone			



FIND OUT MORE! www.detroitmi.gov/hdc SUBMIT ALL DOCUMENTATION TO: hdc@detroitmi.gov

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decomposed granite walking path with stabilizer



thermal cut bluestone hardscape

HARDSCAPE & WALKING PATH



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100 SERIES WINDOWS & DOORS

DELIVER BEAUTY, PERFORMANCE & DURABILITY.

ATTRACTIVE CORNER SEAMS.

100 Series products feature low-visibility corner seams for a cleaner and more contemporary look.

COLORS THAT LAST.

Durable, factory-finished interiors and exteriors never need painting and won't fade, flake, blister or peel," even in extreme cold or heat.

ATTRACTIVE MATTE INTERIORS.

Premium matte finish isn't shiny like vinyl and is available in white, Sandtone, dark bronze and black"

ENERGY EFFICIENT IN EVERY CLIMATE.

Energy-efficient 100 Series products are available with options that make them ENERGY STAR® certified throughout the U.S., so they can help reduce heating and cooling bills. What's more, Fibrex® composite material blocks thermal transfer nearly 700 times better than aluminum.





DESIGNED FOR PERFORMANCE.

100 Series products are designed to meet or exceed performance requirements in all 50 states! See pages 103-104 for details.



EASY OPERATION FOR YEARS TO COME.

All 100 Series products are tested to the extreme to deliver years' of smooth, reliable operation.

SUPERIOR WEATHER RESISTANCE.

Our weather-resistant construction seals out drafts, wind and water so well that your reputation is protected whatever the weather.

QUALITY SO SOLID, THE WARRANTY IS TRANSFERABLE.

Most other window and door warranties end when a home is sold, but our coverage - 20 years on glass, 10 years on non-glass parts - transfers from each homeowner to the next. And, because it's not prorated, the coverage offers full benefits, year after year, owner after owner for real added value.

COLOR OPTIONS

EXTERIOR COLORS

100 Series windows and patio doors come in five exterior colors, including dark bronze and black - colors that are darker and richer than those of most vinyl windows.



INTERIOR COLORS

100 Series windows and patio doors feature a premium matte finish inside for an attractive appearance.



Products with dark bronze, black and Sandtone Infantors have matching exteriors.
 Printing limitations prevent exact duplication of colors. See your Anderson supplier for actual color samples



Visit anderserwindows.com/warranty for details.

** Units with black, dark bronze or Sandtone interiors have matching exteriors

† See your local code official for code requirements in your area.

† 1005H54066 0PUP IC ±5050 CAMA/WINACCS 101A.5.20440-08 & -111. Optional PCSO Performance Upgrade is available for most stose.

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2



E-SERIES Patio Doors Architectural Collection



UNMATCHED FREEDOM

Whether you're looking for traditional styling or a more contemporary look - if it's possible, it's possible with E-Series windows and patio doors. With custom colors, unlimited interior options and dynamic sizes and shapes, every E-Series product is made to your exact specifications. Giving you unmatched flexibility and design freedom.



- . Virtually maintenance-free exteriors never need painting and won't peel, blister or flake"
- · Extruded aluminum exteriors provide greater structural capabilities than thinner, rall-form aluminum
- · Weather-reststant construction for greater comfort and energy efficiency
- . Many E-Series windows and patto doors have options that make them ENERGY STAR* v. 6.0 certified throughout the U.S.



- . 50 exterior colors, seven anodized finishes and custom colors
- · Variety of wood species and interior finishes
- · Extensive hardware selection, grilles, decorative glass options and more
- Available with Stormwatch* Protection for coastal areas



PRODUCT TYPES

- · Hinged inswing patio doors
- Hinged arch inswing patio doors: single-, double- and triple-panel configurations available
- · Hinged outswing patio doors
- · Hinged arch outswing patio doors: single-, double- and triple-panel configurations available
- · Gliding patio doors
- French gliding patio doors

*Vait and ensemented own com/warranty for details.

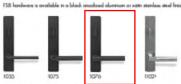
E-SERIES Patio Doors PRODUCT OPTIONS **EXTERIOR COLORS Anodized Finishes** INTERIOR OPTIONS Wood Species All interior finish options are shown on pine **Factory-Finished Interiors** Naturally occurring variations in grain, color and testure of wood make each window one of a kind Painted Interiors Available on pine

HARDWARE OPTIONS*



FSB" HARDWARE

Rold some descript lives de



For more information, visit andersenwindows.com/e-series

"Actual wood operase is either Sapele or Spo, both non-endangered species grown in Africa, with caler and characteristics similar to Central Annatora makagaries." Doels Brance and black are also available on maple. Anna Printing Institution prevent exact suplication of colors and thinkes. See your Anderson applier for contact color and trish samples. All todeworks where discontact on make of their supportion contact. 620000 Anderson Comp



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REMOVING BOUNDARIES

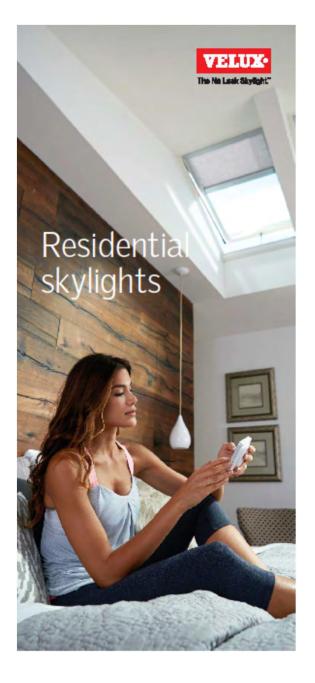
2019-20 PRODUCT GUIDE FOR PROFESSIONALS - MULTIGLIDE™ & FOLDING OUTSWING DOORS

MULTIGLIDE™ DOORS









Skylight types



Solar-powered "Fresh Air" skylights

- Features a solar panel to recharge battery-powered operator and control system.
- Integrated rain sensor closes the skylight automatically, in case of inclement weather.
- Remote control included.

Deck-mounted- Model VSS Curb-mounted- Model VCS

"For more information visit value us a com/Laxoradits



Electric "Fresh Alr" skylights

- Single hard wire connects into a standard junction box.
- Integrated rain sensor closes the skylight automatically, in case of inclement weather.
- Remote control included.



Manual "Fresh Alr" skylights

- Opens and closes manually with VELUX control rods for out-ofreach applications and smooth turning handle for in-reach applications. (Sold separately)
- · Go Solar model available.

Deck-mounted- Model VS Curb-mounted- Model VCM



Deck mounted - Model FS Curb-mounted - Model FCM Self-flashed - Model QPF

10 VELUX

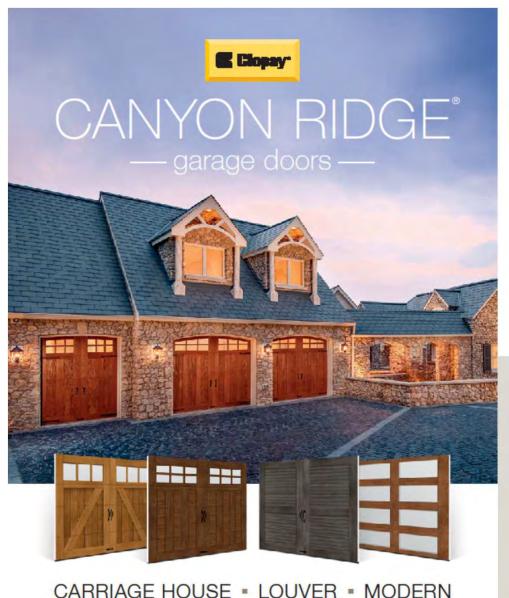
Fixed skylights

- Economical choice to transform dark spaces with natural light.
- · Go Solar model available.



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CARRIAGE HOUSE 4-LAYER CONSTRUCTION



- Multiple door designs and window options. Many custom designs also available. See your Clopay Dealer for more information.
- Insulated glass options include clear, frosted, seeded, rain and obscure. See page 20 for specialty glass options.
- Attractive beveled edge, clip-in window grilles are removable for easy cleaning.
- Replaceable vinyl bottom weatherseal in a rust-resistant aluminum retainer helps seal out the elements.
- 10-ball nylon rollers for quiet operation.
- Heavy-duty 14 gauge steel hinges for long-lasting performance.
- Clopays's Safe-T-Bracket[®] prevents serious injury that could occur if the bottom bracket were removed with the garage door closed and under tension.
- Comes complete with spade lift handles and step plates. See page 21 for details.

All doors designs shown in Medium Finish with Clear Cypress overlay

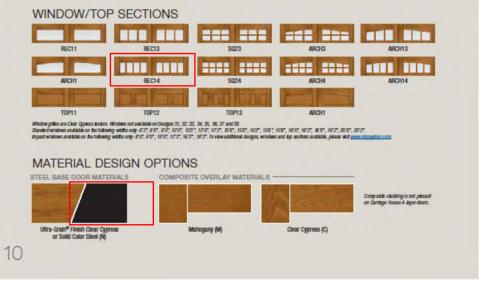




Design 23



Design 35



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