

STAFF REPORT: 2/9/2022 MEETING

APPLICATION NUMBER: #22-7664

VIOLATION NUMBER: #544

ADDRESS: 2485 BURNS

HISTORIC DISTRICT: INDIAN VILLAGE

APPLICANT: TERRY SWAFFORD

PROPERTY OWNER: JARED STASIK

DATE OF PROVISIONALLY COMPLETE APPLICATION: 1/18/2022

DATE OF STAFF SITE VISIT: 1/25/2022

PREPARED BY: D. RIEDEN

SCOPE: ALTER FRONT PORCH; ALTERATIONS AT REAR PORCH AND SECOND FLOOR SLEEPING PORCH COMPLETED WITHOUT APPROVAL

EXISTING CONDITIONS

Built in 1930, the property at 2485 Burns is a 2 ½ story, Georgian Revival home that sits on the northern side of a vast, one-acre property in the middle of the block. The hip roof features two dormers symmetrically located over the shuttered windows below. The building is clad in red brick with limestone detailing around the windows. Patinated copper downspouts line each front elevation edge and is visible around the north side of the front entrance porch balcony. This central balcony protrudes from the arching window and side lights and is supported by highly detailed column supports that frame the front entrance with a similar arching transom. The front yard is minimally landscaped with an evergreen hedgerow that embraces the front concrete walkway. The grand yard is surrounded by an iron wrought fence with brick column posts capped by matching limestone. From the southeast side of the house, the rear sunporch, now enclosed is publicly visible.



Site Photo 1, by Staff January 25, 2022: (Northeast) front elevation.



Site Photo 2, by Staff January 25, 2022: (Southeast) front and side elevations showing rear, former screen-in porch.

This property has the following HDC approvals on Detroit Property Information System (DPI).

- July 2017, Certificate of Appropriateness (COA): Replace rear, screened porch per approved drawings.

There are outstanding violations for work done without approval:

- January 2022, Application: Rear screened porch altered with a design inconsistent with the 2017 COA. Windows and siding replaced without approval on rear 2nd floor extension, identified in this application as the “sleeping porch”.



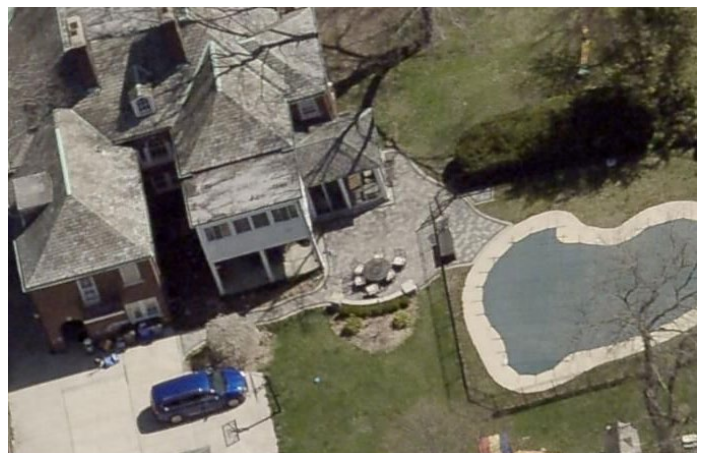
Sanborn V8, P065.



Aerial 1 of Parcel # 17006629 by Detroit Parcel Viewer, highlighting property with adjacent lot (not highlighted).



Aerial 2, by All Pictometry March 2018: (Southeast) rear elevation showing original windows of sleeping porch and screen-in porch.



Aerial 3, by All Pictometry April 2020: (Southeast) rear elevation showing replaced windows of sleeping porch and screen-in porch.



Site Photo 3, by Applicant: (Southeast) rear elevation showing new windows and siding of upper "sleeping porch" and former screened porch.



Site Photo 4, by Applicant of 2017: (Southeast) rear elevation showing original screened porch, rear house window and door, and view to yard.

PROPOSAL

The scope of work under review includes several different projects. The initial applicant is a contractor submitting the front porch proposal. Upon receipt of this proposal, staff observed that there were several violations at the rear of the property, which the owner directly addressed and identified as the 2nd floor “sleeping porch” and the rear porch. Staff pulled excerpts from the applicant’s narrative to identify individual scope items found within the application. All scope items at the rear of the property are work complete unless noted as “Proposed”. See also attached photos and narrative.

Front Porch Alteration

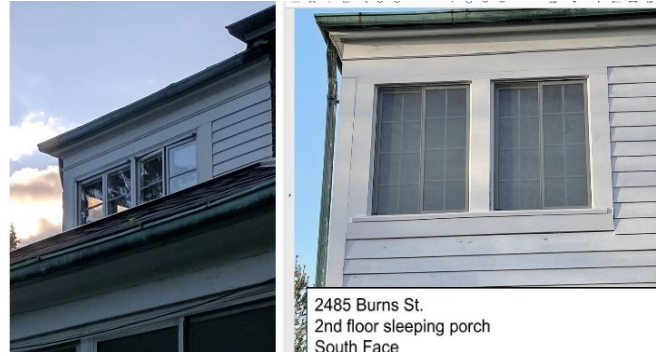
- Expand Porch:
 - Demolish, excavate and haul away existing front porch
 - Compact infill
 - Install pavers (Old World Vintage Series “Holland-Antique Blend” 4in by 8in units cement pavers) with sand infill at two levels:
 - First level in a semi-circle, 27ft, 5in wide
 - Second level (supports balcony columns) in semi-circle, 10ft 11in wide
 - Install limestone step perimeter with crushed limestone infill
- Install Wingwalls:
 - At each end of new first level porch, install two (2) partial wing walls (8ft long, 2.3ft high, 6in wide) terminating the semi-circle that consist of railing, newel post and balusters, with a planter bowl/vessel (1ft tall) on top of the leading newel post.

Front Porch Repair and Gutter Replacement

- Repair four (4) columns:
 - Two (2) round columns: Prop balcony, remove, strip all paint layers, repair surface, re-work (or replace) previous replacement portion (lower 5”), prime, paint two (2) coats in Guardian exterior or equivalent, re-install.
 - Two (2) box pilasters (at front door): same as above with fewer repairs.
- Repair four (4) capitals:
 - Two (2) remove, strip, repair as needed, prime, paint, and reinstall.
- Repair four (4) bases:
 - Two (2) round: rebuild to match existing.
 - Four (4) square: first layer box
 - Two (2) 2nd level at house: strip, surface repair, prime and paint.
- Repair Balcony/Deflection/Porch Roof/ceiling:
 - Prop balcony into the proper position after columns have been removed, ensure copper roof flashing edge is thoroughly inserted into masonry groove (original placement before deflection) attach structurally, from underneath, after ceiling is removed.
 - Replace bead board ceiling
 - Replace inset ceiling panels with matching components
- Paint Door Surround:
 - Lower panels on sidelights and frame returns, repair/ replace rotten wood
 - Seal, prime, paint all remaining parts of front porch
- Replace Gutter and Fascia:
 - Replace ½ round gutters in bronze (or other preferred color) aluminum across façade and around both side returns.
 - Replace fascia and install extended copper drip edge under slate to ensure proper water capture by the new gutters.

Rear 2nd Floor Sleeping Porch

- Replaced 7" wood clapboard siding with 7" cement board siding (Hardie Board) to match overlapping pattern of existing wood.
- Replaced damaged wood with pressure-treated lumber, added house-wrap to prevent moisture damage. Added trim board at the exterior corners.
- Painted white to match existing siding color.
- Replaced all metal casements and fixed windows with vinyl slider windows, muntins between the glass. The design configuration of the glass was changed from 4 divide lights per pane to 2x4 simulated divided light with a between-the-glass-grid.

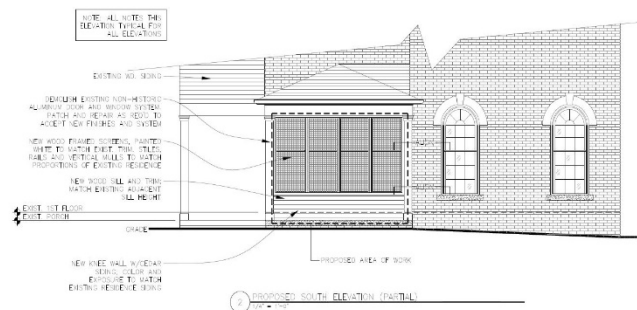


Site Photos 5 and 6, by Applicant: (Southeast) rear elevation showing before and after conditions of the sleeping porch siding and windows: metal casements replaced with vinyl sliders; mitered, wood clapboard replaced with trim board and Hardie board.

Rear 1st Floor Screen Porch

The replacement of the rear screened porch, as approved by the 2017 HDC's COA was built with several changes to the originally approved design. The sketches provided by the applicant were also deviated by the homeowner due to availability of materials. As a result, there are no accurate as-built drawings available. However, the photos provided by the applicant shows several modifications from the approved 2017 drawings as follows:

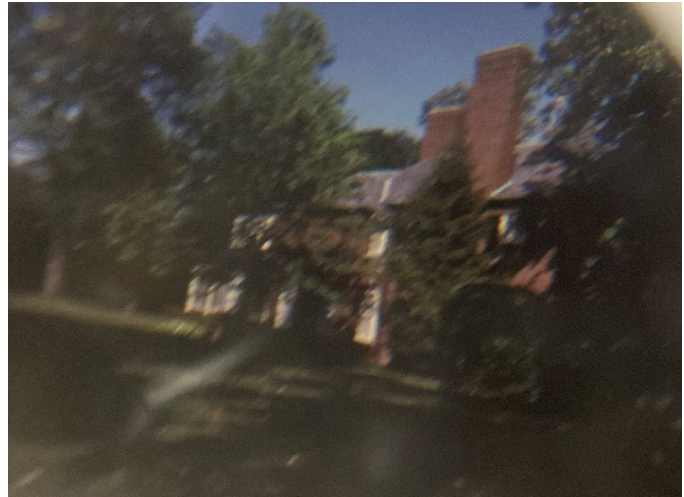
- Removed all aluminum sliding doors and tracks.
- Maintained fascia board below gutter and paint white.
- All screened-in knee walls replaced with full walls and windows:
 - Northeast Face: 6'1" length with 1 window @ 36", centered
 - Southeast Face: 11'6" length with 2 windows @ 41" each, centered
 - Southwest Face: 13'2" length with 2 windows @ 27" each and 1 door @ 34", evenly divided
- Installed Marvin Signature wood windows
- Installed Thermatru fiberglass door and Provia steel storm door
- Installed 7" Hardie board to match sleeping room siding.
- Add two exterior electrical outlets, fed from box existing outlets in screen porch
- Paint siding white to match all other wood on house exterior
- The floor plan dimensions remain the same as the original porch.



Drawing 1, by Applicant: (Southeast) side elevation excerpt from 2017 COA showing approved new knee wall and original columns.

STAFF OBSERVATIONS AND RESEARCH

- Indian Village Historic District was established in 1971.
- Staff observed that the Sanborn map of this property shows that both the rear porch and the rear sleeping room are not shown as part of the original structures to the house. Staff found a hard copy of the designation slide for this property on file, showing the rear porch. Also, due to the method of the construction, Staff has the opinion that the rear sleeping porch was likely present at the time of historic designation. The owner stated that they did not know the construction of these additions as they predate their previous owner, but they offered the opinion that they were likely constructed in the 1960s or 1970s, as stated by their window restoration consultant.
- Staff confirmed with the owner that the original metal casements of the sleeping porch are in storage.
- Staff has the opinion that the rear sleeping porch's wood clap board siding with the mitered corners and the operation of the casement windows with true-divided light were distinctive, character-defining features. The mitered edge of the clapboard has been replaced with trim board, the casement windows with vinyl sliders with between-the-glass grids that do not match the configuration, design, material or operation of the original windows. Although this location is not within prime public view, it is staff's opinion that the loss of the casement windows reduces the open-air quality of the sleeping porch and replacement of the mitered edge clapboard with board trim reduces the craftsmanship of the siding. Vinyl windows of this type and quality are inappropriate.
- Staff has the opinion that the open-air quality of the rear, first story screen-in porch, which was approved to introduce a modest knee wall and approved by the HDC in 2017 is a distinctive, character-defining structure. This porch, publicly viewed from the front, had a quality of light transparency with matching character-defining columns that was destroyed by the construction of the solid block massing. This impervious form hides the rear French doors and arched windows (see photos 2-4 & 7) and reads like an addition rather than a porch. Staff also observed that the corner columns of the screen-in porch have been removed on the southwest wall panel and not retained as described in this application. The addition of vinyl transoms over the 2x3 double hung wood windows introduces a new material and pattern that does not complement the existing 3x3 configuration of existing windows of the house.
- Staff confirmed with the owner that the original rear French doors and windows of the house that opens into the screen porch have not been modified.
- Staff did not have access to the hard copy files for this property to produce a copy of the COA issued in 2017, nor the designation photo for this location. However, the Detroit Property Information system did confirm the generation of this COA. Staff confirmed by checking the July 26, 2017 minutes, that this



*Designation Photo, by Historic District Advisory Board, 1971:
(Southeast) side elevation showing rear screen porch with original
columns in white, center-left of this photo.*



*Site Photo 7, by Applicant: (Southeast) side elevation view from
sidewalk showing original screen in porch.*

COA was approved through consent agenda and the applicant's drawings from the COA matches that of the Staff Report from that meeting.

- Staff observed that the existing front porch features cast stone capping and matching brick underlay detailing that matches the material, scale and color of the house (See photo 8). Staff offers the opinion that the rectangular shape and material of the porch, especially the top step that supports the columns, is a character defining feature that supports the symmetry and geometry of this Georgian Revival architecture.
- It is staff's opinion that the introduction of 4x8 cement pavers, replacement of the square form with circular forms, and the introduction of wingwalls destroys the character defining features of the front elevation critical to an understanding of the building's style by obscuring the front elevation windows and introducing a new style and historically anachronistic material, scale and design that is not appropriate.
- Staff does offer the observation that retaining the original material of the porch, its rectangular form and scale of the top step supporting the columns, and the potential expansion of the porch floor minus the balustrade ("wingwall") could be an appropriate solution that would meet the Standards.
- Staff offers the opinion that the proposed front porch repair and gutter replacement is consistent with the scale, design, and material of the historic character of the property.



Site Photo 8, by Applicant: (Northeast) front elevation showing current conditions of the front porch.



Conceptual image, by Applicant: (Northeast) front elevation showing proposed new patio and "wingwalls".

ISSUES

- It is staff's opinion that the replacement of wood siding to Hardie Board and the replacement of casement windows with vinyl sliders that do not match in design, configuration, material or operation has destroyed the original *scale*, *design*, and *materiality* of this historic property, and therefore does not meet the Secretary of the Interior's Standards for Rehabilitation.
- It is staff's opinion that the full replacement of the rear screened in porch, which is publicly in view from the front yard with a design that did not conform to the HDC's COA, changes the character from an open air porch to a enclosed room with window and transom configurations that do not match the house has destroyed the original *scale*, *design*, and *materiality* of this historic property, and therefore does not meet the Secretary of the Interior's Standards for Rehabilitation.
- It is staff's opinion that the proposal to change the front porch's material from cast stone and limestone to cement block that does not match the house's material nor scale, changing the shape of the front porch to a circular form and introducing "wing walls" that obscure's the front elevation the house's Georgian Revival architecture would destroy the original *scale*, *design*, and *materiality* of this historic property, and therefore does not meet the Secretary of the Interior's Standards for Rehabilitation.
- Staff found no issue with the proposal to restore the front porch as proposed in this application.

RECOMMENDATION

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

Recommendation #1: Rear sleeping porch repair, rear screen-in porch and front porch modifications:

Staff finds that the replacement of wood siding with Hardie board, the replacement of casement windows of the rear sleeping porch with vinyl slider windows, the modification of the rear screen-in porch to an enclosed room, the proposal to replace the front porch cast stone with cement pavers, the redesign of the front porch from rectangular to circular form, and the installation of wingwalls destroys the historic character of this property and removes distinctive, character-defining features.

Staff therefore recommends that the Commission issue a Denial for the above work items, as it does not meet the Secretary of the Interior's Standards for Rehabilitation, specifically Standards:

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 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.

Recommendation #2: Repair of rear sleeping porch siding, repair of front porch, expansion of lower porch step:

It is staff's opinion that the proposed residing of the rear sleeping porch, repair of the front porch, and the proposed expansion of the lower front porch step 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.

Staff recommends the COA be issued with the following conditions:

- The top surface of the front porch floor remain the same in dimension, material and size to support the existing columns.
- The proposed lower step of the front porch consist of the same surface material as the original top step or brick that matches in material and scale of the house with a limestone perimeter step.
- The proposed lower step retain the rectangular form as the original step and reach no wider that the outer limits of the first set of windows on either side of the door.
- The applicant provide HDC staff a revised plan of this front porch for review and approval.





2485

A DETROIT PRIDE
World-Changes-LIVES HERE!
DETROITPRIDE.ORG

STOP





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:

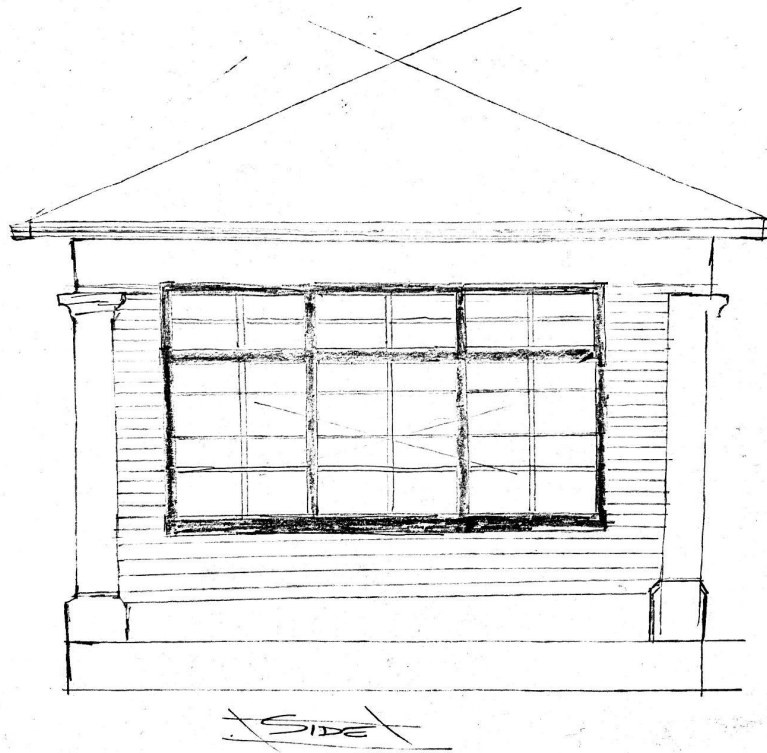
- South Face: 11'6" length with 2 windows @ 41" each, centered
- West Face: 13'2" length with 2 windows @ 27" each and 1 door @ 34", evenly divided
- East Face: 6'1" length with 1 window @ 36", centered

Detailed scope and materials:

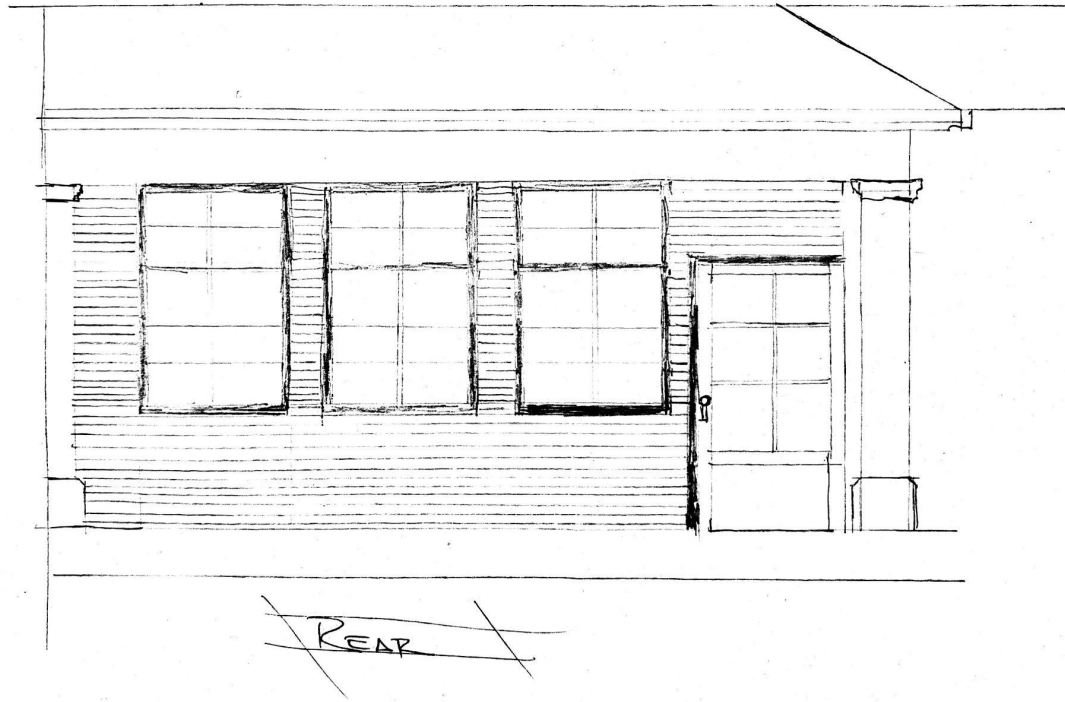
- Remove inoperable aluminum sliding doors and tracks
- Keep fascia board below gutter and repaint white
- Keep corner columns and replace same wooden trim at top of column
- Build knee wall to match existing sill height
- Build side walls to enclose room around new windows
- Install Marvin Signature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

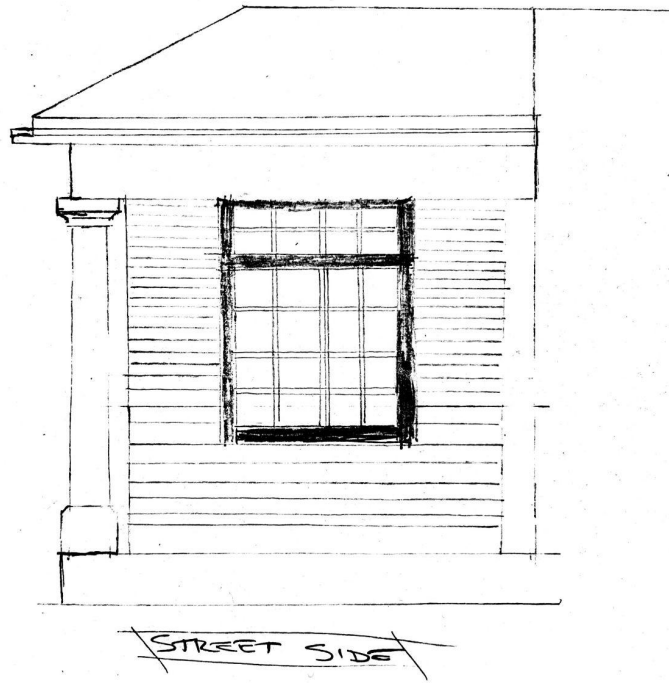
My original sketches for the enclosure are included here. Some changes to the sketches were made based on actual availability of materials.



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
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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

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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Addendum to HDC Project Review Request for 2485 Burns St.

Part 1: Second floor siding replacement



2485 Burns St.
2nd floor sleeping porch
West and South Faces
Prior to work beginning, siding deteriorating







2485 Burns St.
2nd floor sleeping porch
North Face
After siding replaced



2485 Burns St.
2nd floor sleeping porch
South Face
Extensive termite and carpenter ant damage



2485 Burns St.
2nd floor sleeping porch
South Face
After siding replaced

Part 2: First floor screen porch enclosure





2485 Burns St.
1st floor screen porch
South and East Faces
Inoperable aluminum screen doors, prior to work being done



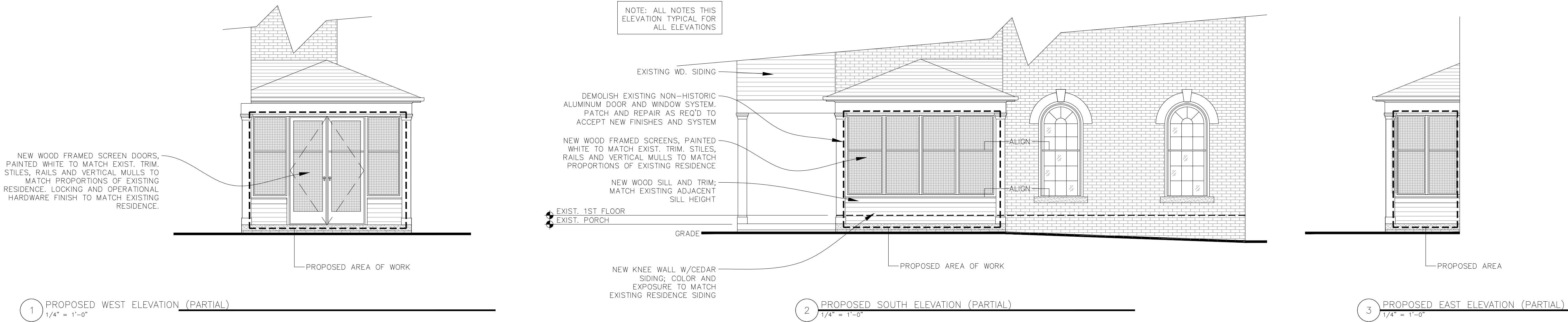
2485 Burns St.
1st floor screen porch
South Face
After work being done (except trim detail at top of columns)

2485 Burns St.
1st floor screen porch
South and East Faces
After work being done (except trim detail at top of columns)





2485 Burns St.
1st floor screen porch
South Face
Non-original aluminum sliding doors, prior to work being done.
Interior French door a security concern.



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 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.

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PROJECT NO. 201701 SHEET NO. 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



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(ES): _____ AKA: _____

PARCEL ID: _____ HISTORIC DISTRICT: _____

SCOPE OF WORK: (Check ALL that apply)

<input type="checkbox"/> Windows/ Doors	<input type="checkbox"/> Walls/ Siding	<input type="checkbox"/> Painting	<input type="checkbox"/> Roof/Gutters/ Chimney	<input type="checkbox"/> Porch/Deck/ Balcony	<input type="checkbox"/> Addition
<input type="checkbox"/> Demolition	<input type="checkbox"/> Signage	<input type="checkbox"/> New Building	<input type="checkbox"/> Major Alteration (3+ scope items)	<input type="checkbox"/> Site Improvements (landscape, trees, fences, patios, etc.)	

BRIEF PROJECT DESCRIPTION: _____

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)

☐ **Current Photographs:** Including the front of the building & detailed photographs of the area(s) affected by
the proposed work. All photographs must be labeled or captioned, e.g. "west wall", "second floor window," etc.

☐ **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 (BSE&ED) 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: _____

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: _____

Permit #:



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.



IDENTIFICATION (All Fields Required)**Property Owner/Homeowner**☐ Property Owner/Homeowner is Permit Applicant

Name: Jared and Julie Stasik

Company Name:

Address: 2485v Burns

City: Detroit

State: MI

Zip: 48214

Phone: (313) 408-4249

Mobile:

Driver's License #:

Email: jared.stasik@gmail.com

Contractor☒ Contractor is Permit Applicant

Representative Name: Robert Terence Swafford

Company Name: Terry Swafford Inc

Address: 716 Marlborough Street

City: Detroit

State: MI

Zip: 48215

Phone: Mobile: (773) 655-2951

Email: terryswafford@gmail.com

City of Detroit License #: LIC2018-00021

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: Robert T. Swafford

Signature:

Date: 12/08/21

(Permit Applicant)

Driver's License #: S 163 745 789 366

Expiration: 05-14-2022

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/bseod/elaps for more information.



Terry Swafford Inc

716 Marlborough Street

Detroit, MI 48215

773-655-2951

terryswafford@gmail.com

www.swaffordbuildingworkshop.com

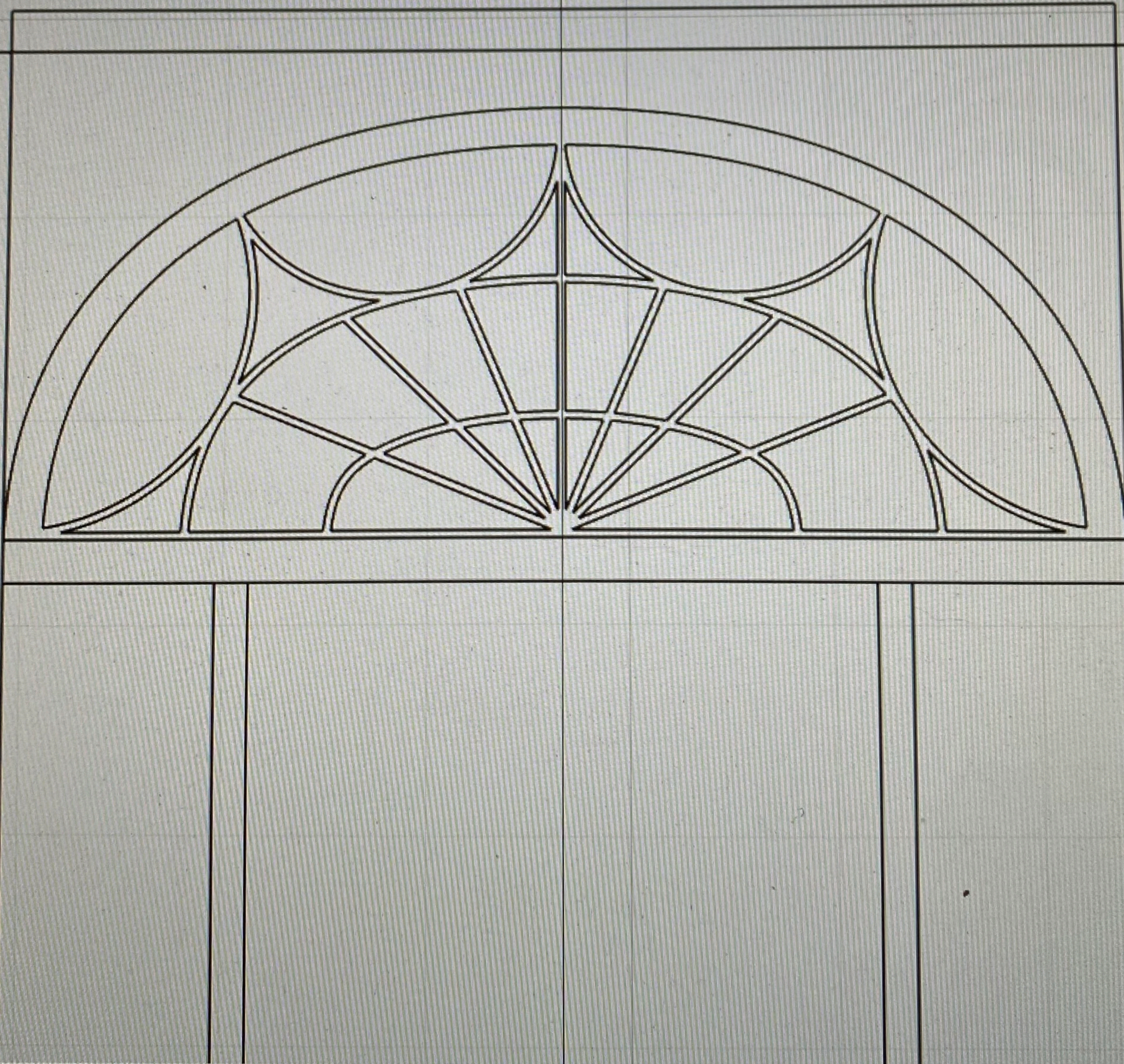
2485 Burns Façade Restoration Narrative, 12/8/21

The owners of 2485 Burns originally contacted me to estimate restoring their front porch columns and entry surround, which had suffered some rot over the years. At one point during our discussions, they made some observations (complaints) about the lack of space to stand on the entry step when the storm door swings open. It gets especially tricky when packages arrive and people still need to get in and out, and then of course potted plants, holiday decorations, and trick-or-treaters! Basically, people need to step back off the step, to allow enough space for the door to open. The existing top step is especially tight under the bases of the outside columns- there is literally no room outside of them. Also, there is no room to leisurely sit or be social with the neighbors without a front patio. The neighborhood has once again become a very walkable and close-knit community and these homeowners would like to participate in that. The house is located 2 doors down from the Waldorf School, so there is quite a bit of pedestrian traffic in the daytime.

The façade is symmetrical, and any alteration or addition should be as well, and based on the central/ door/ gate axis line. There is architectural design precedent for a semi arched patio & step shape found in the decorative transom window above the entry door. We replicated the shape and proportions of this window in our patio design. It provides more width than depth, with a subtle, central arc over two tighter arcs against the house. This allows for seating on either side of the entry on the first step/ platform, and generous room on the second, entry step/ platform.

The field material of the patio is Fendt pavers, with color consideration of the bricks found on the house, and the perimeter steps/ borders in beveled-nose limestone blocks.

The homeowners requested partitions to define the patio's outer edges and hide unsightly things like an oversized water meter on the far-right side. Also, planter boxes/ bowls would be a big plus! I proposed limestone balusters, curved railings, and newel posts with bowls atop to meet that need. These partitions don't extend very far, so as not to obstruct a central view and the terminating points correspond proportionately with the first radiating "spokes" of the transom window design. The references aren't necessarily overt, but they feel right and intentional, aesthetically and functionally.



Terry Swafford Inc
716 Marlborough Street
Detroit, MI 48215
773-655-2951
terryswafford@gmail.com
www.swaffordbuildingworkshop.com

2485 Burns Entry Patio/ Porch/ Columns? Gutters Restoration Estimate, 10/24/21:

Columns (4): **\$3,650.00**

(2) Round. Remove, prop balcony, strip all paint layers, repair surface, re-work (or replace) previous replacement portion (lower 5"), prime, paint (2) coats in Guardian exterior or equivalent, install: (2) @ \$1,025.00 = \$2,050.00

(2) ½ box @ house. Same as above, but fewer repairs. (2) @ \$800.00 = \$1,600.00

Capitals (4): **\$1,500.00**

Remove, strip, repair as needed, prime, paint, reinstall. (2) full @\$500.00, (2) @\$250.00

Bases (4): **\$1,200.00**

(2) Round. Rebuild to match existing. (2) @ \$300.00 ea = \$600.00

(4) square (1st layer box). (4) @\$75.00 ea = \$300.00

(2) 2nd level @ house. Strip, surface repair, prime, paint. (2) @ \$150.00 ea = \$300.00

Balcony/ Deflection/ Porch Roof/ Ceiling: **\$1,750.00**

Prop balcony into the proper position after columns have been removed, ensure copper roof flashing edge is thoroughly inserted into masonry groove (original placement before deflection) attach structurally, from underneath, after ceiling is removed: \$800.00

Replace bead board ceiling: \$400.00

Replace inset ceiling panels with matching components: \$550.00

Door Surround/ Paint: **\$1,100.00**

Lower panels on sidelights and frame returns, repair/ replace rotten wood: \$400.00

Seal, prime, paint all remaining parts of front porch: \$700.00

Gutter Replacement, Façade: **\$3,308.00**

Replace ½ round gutters in bronze (or other preferred color) aluminum across façade and around both side returns. Replace fascia and install extended copper drip edge under slate to ensure proper water capture by the new gutters.

Patio:		\$14,350.00
Demolition, excavation, haul away:	\$3,600.00	
Infill compacting, paver and limestone installation Labor:	\$5,950.00	
Infill (crushed limestone + sand):	\$800.00	
Limestone steps and perimeter, M:	\$2,800.00	
Pavers, interior, M:	\$1,200.00	

Wingwalls (rough estimate):** **\$7,000.00

This item needs to be properly estimated once the design is finalized and all the components articulated. The initial idea is to have partial wing walls at the two ends of the patio curve, approximately 6-8' in length each, with railing, newel post, and balusters. One idea is to have a planter bowl/ vessel on top of the leading newel post.

Design Fee: **\$800.00**

This is a deposit required to start design work, which will be a 3D architectural rendering of the proposed patio in the context of the actual house, to assist with permitting. We gather as much info as we can, do a first draft, then refine with your input. The design then is yours, regardless of whether we end up doing the work.

Permit + Acquisition Fee: **\$970.00**

Total Estimate for Work Described - * Item: **\$28,628.00**

From: [Terence Swafford](#)
To: [Dan Bieden](#)
Cc: [jared.stasili](#); [Brendan Cagney](#); [Jennifer Ross](#)
Subject: [EXTERNAL]Re: [EXTERNAL]Re: [EXTERNAL]Re: [EXTERNAL]Re: 2-9-2022 HDC Meeting update : 2485 Burns
Date: Friday, January 28, 2022 6:46:11 PM
Attachments: [image003.png](#)
[Fendt Brick paver size chart.png](#)
[Fendt Brick Paver specs.png](#)
[12 round gutter description.png](#)
[12 Round Gutters Color Chart, using Dark Bronze.png](#)

Hello Dan,

I've put together all the materials you requested. Hopefully answers any outstanding questions about our proposed project. As instructed, I've included dimensions and notes on the drawings to clarify unclear points, and while there may not be cut-sheets available for gutter parts, pavers, or limestone components, I've included website screenshots of product descriptions.

I'm not so clear on point #2. The photos of the perimeter of the house are not of the gutters but requisite shots of the home's exterior from all views, as required by the HDC application (which prompted the investigation into the previous work on the back of the house). I'm not sure what #6 refers to, I can only say that the written proposal is the intended scope, and nothing more. I'm not sure how many ways I can say this if it's not already clear.

I'm happy to provide any additional info and answer any questions, should that be needed.

Sincerely,

Terry Swafford



PORCH ROOF WILL BE RESTORED

10" LIMESTONE HAND RAIL

FENDT FIRED BRICK PAVERS
4"X8" EACH

LIMESTONE BLOCKS 4" THICKNESS

3'-11"

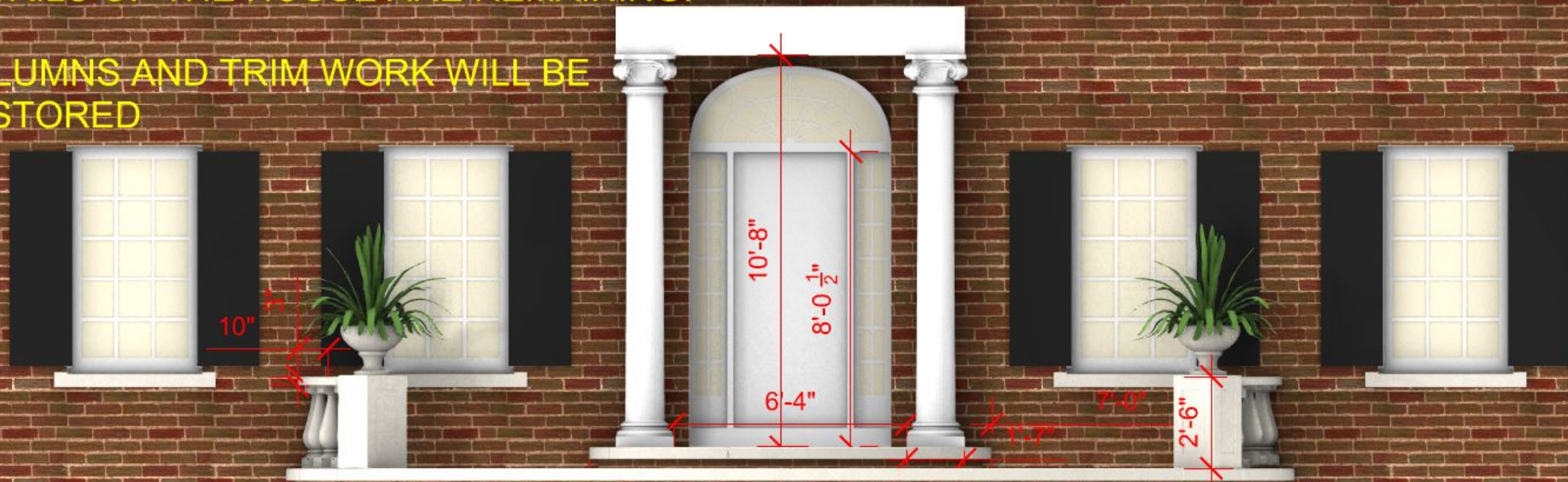
5'-11"

6'-5"

1'-0"

ALL ORIGINAL PORCH AND ARCHITECTURAL
DETAILS OF THE HOUSE ARE REMAINING.

COLUMNS AND TRIM WORK WILL BE
RESTORED

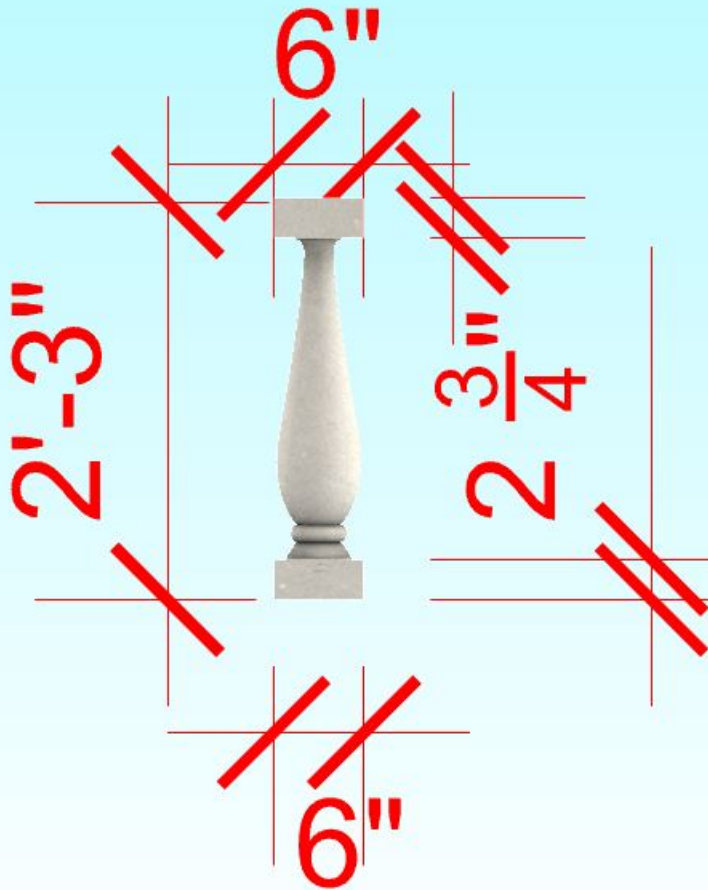


LIMESTONE BALLUSTERS,
RAIL AND NEWEL POSTS

14" SQUARE NEWEL POST

10'-11 1/2"

27'-5 3/4"

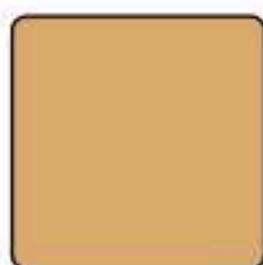








OLD WORLD VINTAGE SERIES



Large Square



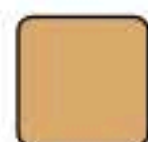
Double Large Rectangle



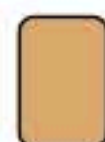
XL
Rectangle



Large
Rectangle



Square



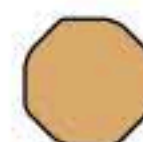
Half
Stone







Small
Circle



Large
Circle



Center
Stone

LARGE SQUARE CUBE		UNITS PER SQ. FT.	UNITS PER LAYER	SQ. FT. PER LAYER	UNITS PER CUBE	SQ. FT. PER CUBE	SQ. FT. PER STRAP	WEIGHT PER SQ. FT. (LBS.)		
	Large Square 9-1/2" x 9-1/2" x 2-3/8"	1.65	20	12.1	160	97	19.4	28		
DOUBLE LARGE RECTANGLE CUBE		UNITS PER SQ. FT.	UNITS PER LAYER	SQ. FT. PER LAYER	UNITS PER CUBE	SQ. FT. PER CUBE	SQ. FT. PER STRAP	WEIGHT PER SQ. FT. (LBS.)		
	Double Large Rectangle 7-1/8" x 9-1/2" x 2-3/8"	2.2	25	11.36	200	91	18.2	28		
XL RECTANGLE CUBE		UNITS PER SQ. FT.	UNITS PER LAYER	SQ. FT. PER LAYER	UNITS PER CUBE	SQ. FT. PER CUBE	SQ. FT. PER STRAP	WEIGHT PER SQ. FT.	SOLDIER COURSING LINEAL FOOTAGE	
	Extra Large Rectangle 9-1/2" x 4-3/4" x 2-3/8"	3.1	35	11.2	280	90	17.92	28	CUBE	STRAP
									111	22.2
LARGE RECTANGLE CUBE		UNITS PER SQ. FT.	UNITS PER LAYER	SQ. FT. PER LAYER	UNITS PER CUBE	SQ. FT. PER CUBE	SQ. FT. PER STRAP	WEIGHT PER SQ. FT.	SOLDIER COURSING LINEAL FOOTAGE	
	Large Rectangle 7-1/8" x 4-3/4" x 2-3/8"	4.2	42	10.0	336	80	13.33	28	CUBE	STRAP
									133	22.2

OLD WORLD HOLLAND 4x8

> NEXT PAGE:
PAVERS: OLD WORLD HOLLAND 4x8 – BURGUNDY BLEND
(SPECIAL ORDER COLOR)
BORDERS: HOLLAND 4x8 – SLATE
OLD WORLD VINTAGE – LIMESTONE BLEND



OLD WORLD HOLLAND 4x8

Units per sq. ft.: 4.5

Sq. ft. per cube: 108

Weight per sq. ft.: 28 lbs.

Weight per cube: 3,024 lbs.

Sq. ft. per strap: 18

Soldier Coursing:

Per Strap – 27 lineal feet

Per Cube – 162 lineal feet

> RIGHT:
PAVERS: OLD WORLD HOLLAND 4x8 – RUSTIC BLEND
BORDER: HOLLAND 4x8 – SLATE





ANTIQUE BLEND



\$3.75 – \$4.30

Gutter can be shipped in lengths of 6, 10, 15 and 19 feet. Gutter can also be shipped at 20 & 26 foot lengths, but is considered and rated as excessive length by freight companies. (6' maximum lengths shipped via UPS)

Our unique front lip design adds 3 times the front-to-back strength compared to traditional front roll out gutters.

Available in several colors, featuring a low gloss baked-on enamel finish which can be painted. See Color Chart below.

We also offer KYNAR Standard Color .032 Aluminum Gutter. Special order only. The combined quantity of gutter and downspout must equal at least 500 lineal feet. Call for color chart. Approximate lead time 4 weeks.

Gutter will be shipped in our custom corrugated Gutter Box, which is extremely durable to withstand the possibilities of shipping damage. We can nest 4-6 pieces of gutter per box depending on the size of gutter and shipping destination. Gutter Box is \$2.50 per foot, and we will add the cost to your order.

*Price shown is **per foot**, please enter the **total number of feet needed** in the Quantity box. IMPORTANT: When you're checking out, you'll have the opportunity to specify the quantity of each length of gutter you need. You'll enter this info in the "Order Notes & Item Length Specs" box at checkout.*

DESCRIPTION

ADDITIONAL INFORMATION

▼ STANDARD COLORS ▼

LOW GLOSS
& HIGH GLOSS
WHITE

DARK
BRONZE

ROYAL
BROWN

▼ SELECT COLORS ▼

ALMOND

BLACK

CLAY

COPPERTONE

GRECIAN
GREEN

LIGHT
BRONZE

MUSKET
BROWN

PEARL
GRAY

WICKER