



**SR-1 – OBJECTIVE STAFF REPORT (02-27-2026)**

*This report, prepared by staff, summarizes the proposed scope of work, the existing conditions at the property, and any factual background information. No PDD/HDC staff analysis/opinion is included.*

**ADDRESS:** 2105 BURNS

**MEETING DATE:** 03-11-2026

**APPLICATION NUMBER:** HDC2026-00064

**HISTORIC DISTRICT:** INDIAN VILLAGE

**APPLICANT:** MEGAN FINLEY/END STUDIO

**OWNER:** SARAH LABARRE & MARSHAL BRATTON

**ARCHITECT/CONSULTANT:** MEGAN FINLEY/END STUDIO

**DATE OF PROVISIONALLY COMPLETE APPLICATION:** 02-17-2026

**DATE(S) OF STAFF SITE VISIT:** 02-25-2026

**SCOPE PHRASE FOR AGENDA:** DEMOLISH REAR SUN PORCH, CONSTRUCT REAR DECK, REHABILITATE HOUSE & GARAGE

**PUBLIC HEARING PER 21-2-77:** YES

**SUMMARY OF SCOPE OF WORK:**

*Based on staff review of the submitted documents, the following work is proposed:*

- **Demolish existing wood deck at rear**
- **Demolish existing rear sun porch**
  - Expose original brick veneer at rear
- **Construct new wood deck and stairs**
  - Install new wood railing with 2x4 handrail
    - 4” spacing between ballusters
  - Horizontal skirting – 1x6 board with 1” gap between for air flow
  - Paint Jockey Hollow Gray to match
    - A:2 Light Olive Gray, Color System E
- **Install new 3’-0” H wood railing at second-story balcony at rear**
- **Remove wood door at ground level on the north elevation**
  - Infill door opening with brick to match existing brick wall
- **Remove one (1) wood door at second-story rear-wing**
  - Replace with an aluminum-clad wood double-hung window
    - 2’-11 3/8” by 4’-11 1/2” with white finish
  - Trim and sill details to match trim and sill of existing double-hung windows
  - Infill remaining opening to match existing with matching siding
- **Remove one (1) door and one (1) window at rear deck**
  - Replace with two (2) aluminum clad wood windows with a stone white finish
    - 2’-4 3/4” by 3’-11 1/2” with a white finish
  - Infill remaining opening with brick to match existing brick wall
  - Salvage old door and window for later use

- **Replace missing rafter tails at rear**
- **Remove chain-link fencing at rear**
- **Repair cracked stucco at second-story front porch**
  - Repaint white to match existing trim
- **Replace broken limestone steps at front porch to match existing**
- **Install four (4) aluminum-clad casement windows at garage gables**
  - 2'-0" W x 1'-6" H
  - Stone white color finish
- **Install aluminum K-style gutters at garage**
  - To match gutters at the main house
- **Install carriage style garage doors**
  - 8'-0" W x 1'-6" H
- **Install two (2) exterior lights at garage**
  - Exterior sconce shaped lights
- **Repair, reinforce and repoint brick above lintel and beam above garage doors**
- **Install new concrete path near garage**
  - To expand existing path leading from rear deck steps to side of garage
  - Connect path to garage driveway

**MISSING INFORMATION, CLARIFICATION, OR OTHER ITEMS RELATING TO A COMPLETE SCOPE OF WORK:**

- Provide photos of the sample new brick next to existing historic brick to compare colors

**EXISTING CONDITIONS:**

- Built in 1916, 2105 Burns is a Prairie style 2-½ story brick dwelling. Located at the corner of Kercheval and Burns, the house features a hipped roof with a central front facing dormer. The dormer aligns with the second-story bay window that is located above the covered front porch.
- At the rear of the house, there is a sun porch which was added in 1926, as well as a garage that faces Kercheval Street.
- Lot size: 125 ft by 171 ft



Staff photo, front view, 02/25/2026



2105 Burns St, Detroit Parcel Viewer

### BACKGROUND INFORMATION:

- In September 2015, the property received a permit to install a new asphalt shingle roof (black) while retaining existing wood shake at the dormer sidewalls
- In July 1992, the Commission issued a Notice to Proceed for the replacement of the clay tile roof with a dark red asphalt shingle roof. Installation of new copper valleys. Deteriorated 1x4 tongue-N-groove boards replaced.
- On August 7, 1981, the property received a permit to erect fences on the property per the Commissions approval of material and color types.
- In May 1979, a permit application was made for the rebuild of porch railing, rebuild of porch in rear of the house (historical).
  - Painted white to match house trim color. Installation of railing to match existing on house.
  - Note from HDC Staff in September 1980: (The property owner) was advised the permit is not required for repair of less than 50% of the roof. Owner estimates 10% of roof is involved. Repair to match existing.
  - The property receive a permit on June 12,1979 for the rebuild of the rear porch and railing on the existing footing.
- In January 1926, the property received a permit to construct a sun frame porch at the rear.
- There are no known violations on this property.

### DISTRICT INFORMATION/SIGNIFICANCE:

- Indian Village was designated as a Historic District in 1970. The 1972 National Register nomination does not specify a period of significance. It states that the neighborhood was platted in 1894 and that 243 house of about 300 were built by 1922.
- Link to [District Elements of Design](#)
- Date/period of construction: 1916 Contributing building

**REPORT PREPARED BY: BS**