

5/18/2021

NOTICE OF DENIAL

Sebastian Jackson
1791 Burns Avenue
Detroit, MI 48214

RE: Application Number 21-7223; 1791 Burns Street, Indian Village Historic District

Dear Mr. Jackson,

At the regularly scheduled meeting held virtually on May 12, 2021, the Detroit Historic District Commission ("Commission") reviewed the above-referenced application for building permit. Pursuant to Section 21-2-80 of the 2019 Detroit City Code, the Commission hereby issues a **Notice of Denial** which is effective as of May 18, 2021. The Commission finds that the below described work *does not* qualify for a Certificate of Appropriateness.

The removal of all three (3) historic building-integrated decorative cast-stone flower boxes, as shown in the attached application, does not meet the defined elements of design for the historic district nor the Secretary of the Interior's Standards for Rehabilitation, especially 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;* 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.*

You may file a new application for consideration if the application is corrected, if new information is obtained regarding the application, or if the proposed scope of work changes. Please be advised that a permit applicant that is aggrieved by a decision of the Detroit Historic District Commission concerning a permit application may file an appeal with the State Historic Preservation Review Board. Within sixty (60) days of your receipt of this notice, an appeal may be filed with:

Jon Stuckey
Michigan Department of Attorney General
2nd Floor G. Mennen Williams Building
525 West Ottawa Street
P.O. Box 30754
Lansing, MI 48909
P: 517-335-0665 F: 517-335-3088
Email: stuckeyj@michigan.gov

Once this administrative right of appeal has been exhausted, a permit applicant may file an appeal of the decision of the State Historic Preservation Review Board with the circuit court. If you have any questions regarding the foregoing, please contact Pamela Parrish, Counsel for the Commission at (313) 686-6005.

For the Commission:



Ann Phillips
Staff
Detroit Historic District Commission

5/18/2021

CERTIFICATE OF APPROPRIATENESS

Sebastian Jackson
1791 Burns Avenue
Detroit, MI 48214

RE: Application Number 21-7223; 1791 Burns Street, Indian Village Historic District

Dear Mr. Jackson,

At the regularly scheduled meeting held virtually on May 12, 2021, the Detroit Historic District Commission (“Commission”) reviewed the above-referenced application for building permit. Pursuant to Section 5(10) of the Michigan Local Historic District Act, as amended, being MCL 399.205, MSA 5-3407(5)(10) and Section 21-2-73 of the 2019 Detroit City Code; the Commission has reviewed the above-referenced application for building permit and hereby issues a Certificate of Appropriateness, which is effective as of May 18, 2021.

The following proposed work meets the defined elements of design for the historic district and the Secretary of the Interior’s Standards for Rehabilitation and guidelines for rehabilitating historic buildings (36 CFR Part 67).

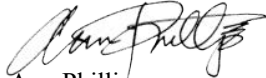
- Repair of cracks in stucco (only the work already completed)
- Painting the exterior of the house
 - Body (Stucco) – C:4
 - Body (Half Timbering) – B:14
 - Body (Shingles) – B:6
 - Trim – B:14
 - Sash – B:14

With the following conditions:

- The areas where the cracks in the stucco have already been repaired (without approval) are to be monitored by the property owner for any future deterioration caused by the potentially incompatible repairs and return to the HDC if additional repair measures are considered.

Please retain this COA for your files. You should now proceed to obtain a building permit from the City of Detroit Buildings, Safety, Engineering and Environmental Department. It is important to note that approval by the Detroit Historic District Commission does not waive the applicant's responsibility to comply with any other applicable ordinances or statutes.

For the Commission:



Ann Phillips
Staff

Detroit Historic District Commission

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

HISTORIC DISTRICT COMMISSION PROJECT REVIEW REQUEST

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

Date: _____

PROPERTY INFORMATION

ADDRESS: _____ AKA: _____

HISTORIC DISTRICT: _____

SCOPE OF WORK: (Check ALL that apply)

<input type="checkbox"/> Windows/ Doors	<input type="checkbox"/> Roof/Gutters/ Chimney	<input type="checkbox"/> Porch/ Deck	<input type="checkbox"/> Landscape/Fence/ Tree/Park	<input type="checkbox"/> General Rehab
<input type="checkbox"/> New Construction	<input type="checkbox"/> Demolition	<input type="checkbox"/> Addition	<input type="checkbox"/> Other: _____	

APPLICANT IDENTIFICATION

Property Owner/
Homeowner

Contractor

Tenant or
Business Occupant

Architect/Engineer/
Consultant

NAME: _____ COMPANY NAME: _____

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

PHONE: _____ MOBILE: _____ EMAIL: _____

PROJECT REVIEW REQUEST CHECKLIST

Please attach the following documentation to your request:

PLEASE KEEP FILE SIZE OF ENTIRE SUBMISSION UNDER 30MB

- Completed Building Permit Application** (highlighted portions only)
- ePLANS Permit Number** (only applicable if you've already applied for permits through ePLANS)
- Photographs** of ALL sides of existing building or site
- Detailed photographs** of location of proposed work (photographs to show existing condition(s), design, color, & material)
- Description of existing conditions** (including materials and design)
- Description of project** (if replacing any existing material(s), include an explanation as to why replacement--rather than repair--of existing and/or construction of new is required)
- Detailed scope of work** (formatted as bulleted list)
- Brochure/cut sheets** for proposed replacement material(s) and/or product(s), as applicable

NOTE:

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

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

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

SUBMIT COMPLETED REQUESTS TO HDC@DETROITMI.GOV

P2 - BUILDING PERMIT APPLICATION

Date: _____

PROPERTY INFORMATION

Address: _____ Floor: _____ Suite#: _____ Stories: _____
 AKA: _____ Lot(s): _____ Subdivision: _____
 Parcel ID#(s): _____ Total Acres: _____ Lot Width: _____ Lot Depth: _____
 Current Legal Use of Property: _____ Proposed Use: _____
 Are there any existing buildings or structures on this parcel? Yes No

PROJECT INFORMATION

Permit Type: New Alteration Addition Demolition Correct Violations
 Foundation Only Change of Use Temporary Use Other: _____
 Revision to Original Permit #: _____ (Original permit has been issued and is active)

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

_____ MBC use change No MBC use change

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

HVAC/Mechanical Electrical Plumbing Fire Sprinkler System Fire Alarm

Structure Type

New Building Existing Structure Tenant Space Garage/Accessory Building
 Other: _____ Size of Structure to be Demolished (LxWxH) _____ cubic ft.

Construction involves changes to the floor plan? Yes No

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

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

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

Structure Use

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

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

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

For Building Department Use Only

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

Permit Description: _____

Permit #: _____ Current Legal Land Use: _____ Proposed Use: _____
 Permit#: _____ Date Permit Issued: _____ Permit Cost: \$ _____
 Zoning District: _____ Zoning Grant(s): _____
 Lots Combined? Yes No (attach zoning clearance)

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

Structural: _____ Date: _____ Notes: _____

Zoning: _____ Date: _____ Notes: _____

Other: _____ Date: _____ Notes: _____













Photographs

Front



Back



Right Side



Left Side



Detailed Photos

Flower Boxes











Description of Existing Condition

The flower boxes are in disrepair. Due to the current condition and mold of the flower boxes, they cannot be recreated. To make matters worse, the steel support beams meant to structurally support the flower boxes are rusted and could not support new flower boxes. Lastly, the flower boxes created significant water damage to the structure of the home as the boxes held water over the years, allowing it to seep into the house. That said, the 300lbs flower boxes are compromising the integrity of the house and there is no forward path properly replacing the boxes.

Additionally, when we bought our home in 2018, the paint was badly chipping. We even got a citation from the city urging us to repair our exterior. However, the family that lived in the home

prior to us acquiring it had it for 42 years and some things had been neglected inside of the home. We explained to the presiding judge that we hadn't been in the home for more than 3 months before receiving a citation and she made it clear that she'd give us a reasonable amount of time to fix the exterior. It appears that our home has only been painted one time in its 105 year history and we're very much looking forward to bringing her back to her glory days. We sandblasted all of the old peeling paint and huge paint chips off of the home and now are just looking for your approval to execute painting the house this spring.

Description of Project

We plan to remove the flower boxes and repair the structural damage compromising our home. We will then repair the area where the flower boxes were, to be flush with the rest of the exterior. Once the Stucco is repaired, we are also planning on painting the house.

Detailed Scope of Project

- Repair Cracks in Stucco
- Remove Flower Boxes and repair to a flush surface
- Paint Exterior
 - Body: Stucco: C:4
 - Body: Half Timbering: B:14
 - Body: Shingles: B:6
 - Trim: B:14
 - Sash: B:14