

# DHDC 22-7807

## APPROVAL DOCUMENT – POST AT WORK LOCATION

CITY OF DETROIT  
HISTORIC DISTRICT COMMISSION

2 WOODWARD, SUITE 808  
DETROIT, MICHIGAN 48226

5/17/22

### CERTIFICATE OF APPROPRIATENESS

Curt Cramer  
1053 Burns  
Detroit, MI 48226

**RE: Application Numbers 22-7807; 1053 Burns; Indian Village Historic District**

Dear Applicant,

At the Regular Meeting that was held on May 11, 2022, the Detroit Historic District Commission (“DHDC”) reviewed the above-referenced application. Pursuant to Section 5(1) of the Michigan Local Historic District Act, as amended, being MCL 399.205 (1) and Sections 21-2-73/21-2-78 of the 2019 Detroit City Code; the DHDC hereby issues a Certificate of Appropriateness (“COA”) for the following work, effective on May 16, 2022, as it meets the Secretary of Interior’s Standards for Rehabilitation and the district’s Elements of Design:

- ***Enclose rear porch per attached drawings/description.***
- ***Replace rear porch stair and wing walls per attached drawings/description.***

*The Certificate of Appropriateness is issued with the following conditions:*

- ***The applicant provides drawings to HDC staff for review and approval that show the proposed width of the stair shall not exceed the width of the existing interior space between the pillar and the exterior wall, that the height of the wingwall not exceed the height of the porch, except for the limestone cap.***

Please retain this COA for your files and post it at the subject property until work is complete. It is important to note that approval by the DHDC does not waive the applicant's responsibility to comply with any other applicable ordinances or statutes. If you have any questions regarding the foregoing, please contact staff at 313-224-1762 or [hdc@detroitmi.gov](mailto:hdc@detroitmi.gov).

For the Commission:



Daniel Rieden  
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:  Windows/Doors  Roof/Gutters/Chimney  Porch/Deck  Landscape/Fence/Tree/Park  General Rehab  
(Check ALL that apply)  New Construction  Demolition  Addition  Other: \_\_\_\_\_

## APPLICANT IDENTIFICATION

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

NAME: \_\_\_\_\_ COMPANY NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_ CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP: \_\_\_\_\_

PHONE: \_\_\_\_\_ MOBILE: \_\_\_\_\_ EMAIL: \_\_\_\_\_

## PROJECT REVIEW REQUEST CHECKLIST

Please attach the following documentation to your request:

**\*PLEASE KEEP FILE SIZE OF ENTIRE SUBMISSION UNDER 30MB\***

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

### NOTE:

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

See [www.detroitmi.gov/hdc](http://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](mailto:HDC@DETROITMI.GOV)**

# P2 - BUILDING PERMIT APPLICATION

Date: \_\_\_\_\_

## PROPERTY INFORMATION

Address: \_\_\_\_\_ Floor: \_\_\_\_\_ Suite#: \_\_\_\_\_ Stories: \_\_\_\_\_

AKA: \_\_\_\_\_ Lot(s): \_\_\_\_\_ Subdivision: \_\_\_\_\_

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

Current Legal Use of Property: \_\_\_\_\_ Proposed Use: \_\_\_\_\_

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

## PROJECT INFORMATION

**Permit Type:**  New  Alteration  Addition  Demolition  Correct Violations

Foundation Only  Change of Use  Temporary Use  Other: \_\_\_\_\_

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

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

MBC use change  No MBC use change

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

HVAC/Mechanical  Electrical  Plumbing  Fire Sprinkler System  Fire Alarm

### Structure Type

New Building  Existing Structure  Tenant Space  Garage/Accessory Building

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

Construction involves changes to the floor plan?  Yes  No

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

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

**Estimated Cost of Construction** \$ \_\_\_\_\_ By Contractor \$ \_\_\_\_\_ By Department

### Structure Use

Residential-Number of Units: \_\_\_\_\_  Office-Gross Floor Area \_\_\_\_\_  Industrial-Gross Floor Area \_\_\_\_\_

Commercial-Gross Floor Area: \_\_\_\_\_  Institutional-Gross Floor Area \_\_\_\_\_  Other-Gross Floor Area \_\_\_\_\_

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

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

### For Building Department Use Only

Intake By: \_\_\_\_\_ Date: \_\_\_\_\_ Fees Due: \_\_\_\_\_ DngBld?  No

Permit Description: \_\_\_\_\_

Permit #: \_\_\_\_\_ Current Legal Land Use: \_\_\_\_\_ Proposed Use: \_\_\_\_\_

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

Zoning District: \_\_\_\_\_ Zoning Grant(s): \_\_\_\_\_

Lots Combined?  Yes  No (attach zoning clearance)

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

Structural: \_\_\_\_\_ Date: \_\_\_\_\_ Notes: \_\_\_\_\_

Zoning: \_\_\_\_\_ Date: \_\_\_\_\_ Notes: \_\_\_\_\_

Other: \_\_\_\_\_ Date: \_\_\_\_\_ Notes: \_\_\_\_\_



**IDENTIFICATION** (All Fields Required)

**Property Owner/Homeowner**  Property Owner/Homeowner is Permit Applicant

Name: \_\_\_\_\_ Company Name: \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Mobile: \_\_\_\_\_

Driver's License #: \_\_\_\_\_ Email: \_\_\_\_\_

**Contractor**  Contractor is Permit Applicant

Representative Name: \_\_\_\_\_ Company Name: \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Mobile: \_\_\_\_\_ Email: \_\_\_\_\_

City of Detroit License #: \_\_\_\_\_

**TENANT OR BUSINESS OCCUPANT**  Tenant is Permit Applicant

Name: \_\_\_\_\_ Phone: \_\_\_\_\_ Email: \_\_\_\_\_

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

Name: \_\_\_\_\_ State Registration#: \_\_\_\_\_ Expiration Date: \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Mobile: \_\_\_\_\_ Email: \_\_\_\_\_

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

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

Print Name: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
(Homeowner)

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

Signature: \_\_\_\_\_ My Commission Expires: \_\_\_\_\_  
(Notary Public)

**PERMIT APPLICANT SIGNATURE**

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

Print Name: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
(Permit Applicant)

Driver's License #: \_\_\_\_\_ Expiration: \_\_\_\_\_

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

Signature: \_\_\_\_\_ My Commission Expires: \_\_\_\_\_  
(Notary Public)

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

This application can also be completed online. Visit [detroitmi.gov/bseed/elaps](http://detroitmi.gov/bseed/elaps) for more information.



## **Back Porch Enclosure**

**1053 Burns**

**Indian Village**

### **Overview**

The house was repainted in 2021 and the front, south, and north sides are shown in Photos 1,2 and 3, respectively. There are two first floor entrances to the back of the house; one enters the sunroom and is original to the house with Limestone steps and landing (Photo 4) and the second enters the kitchen. The second entrance is via a small porch that is open on west side, has a 2 foot brick wall with limestone cap on the south side, and existing wood siding on the east and north sides (Photo 5). The stairs used to access the porch and kitchen door are concrete that is covered with brick pavers with limestone caps on the wing walls, consistent with other stairs in the front and back of the house. There are no closets on the first floor of the house and the plan is to covert this small open porch to an enclosed mudroom. This porch is not visible from adjacent houses to the north and south and the carriage house and alley wall limit visibility from Iroquois Street at ground level.

### **Proposed Work**

The porch enclosure will be completed by building a wall immediately on top of limestone cap on the southern side as shown in Photo 6. This wall will contain a single window at the same elevation as the adjacent pantry window but will be wider to match the sunroom windows immediately to the south and include a 4 over 2 muntion pattern. Figure 1 shows the existing and proposed wall with window and Photo 7 shows the existing sunroom construction and windows. The siding will match the existing siding. The existing view of the west side with the entry to the porch and the existing door is shown on Figure 2 and Photo 5. The proposed door and siding and widened staircase are shown on Figure 3. The door will match the existing sunroom entry door (Photo 4).

The existing stair wing walls will be dismantled and the bricks reused along with new matching bricks to create a new wider staircase to match the sunroom stairs. Limestone steps will be used, and new limestone caps will be placed on the longer wingwalls. A birds-eye view of the existing and new stair is shown in Figure 4 and 5. Photo 8 shows both the back porch and sunroom stairs and the current difference in length because the sunroom has a landing as the top step.

### **Materials**

Siding - The wood siding to enclose the porch will be new 4 1/2 inch overlapping siding to match the existing material in thickness and dimension. The materials will be from Detroit Forest Products and a copy of the specification is attached. The new interior walls will be finished with either tongue and groove wood or drywall.

Window -The window is 47 inches by 23 inches to match the dimensions of the sunroom upper sash and simulated divided light with a 4 over 2 muntin pattern to match the sunroom windows. The window will be fixed, ie not opening and a Pella architect series. A copy of the specification is attached.

Door -The door will be constructed of wood with double pane glass with a dimension of 36 inches by 80 inches. A specification is attached.

Stairs – The stair steps and wing wall caps will be constructed of new limestone. The wing walls will be build using a combination of reclaimed bricks from the existing and new Brewerston bricks selected to match. Brewerston bricks were used in 2005 to construct the carriage house and provide a great match to the house. Photo 9 is a sample of the bricks taken adjacent to carriage house showing the match and the specifications on the brick. The width of the wing walls will not change but they will be lengthened and increased in height to match the sunroom stairs more closely. The existing and new dimensions are shown on attached Figures.

Photos 11 and 12 show the back of the house from the rear of the lot to provide additional context for the locations. Photos 13 and 14 are looking toward the porch from the adjacent southern and northern neighbor's driveways and show that the proposed changes are not visible. The proposed changes are also not visible from Iroquois begin blocked by a house and walls on Iroquois and the carriage house.

### **Schedule**

The work is planned to begin as soon as HDC approval is received.

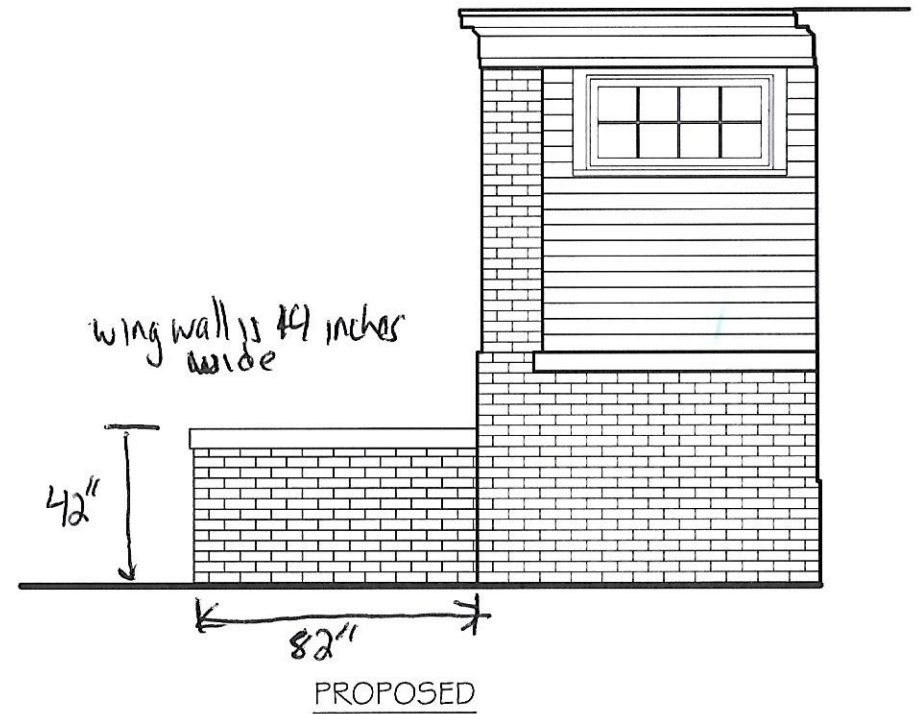
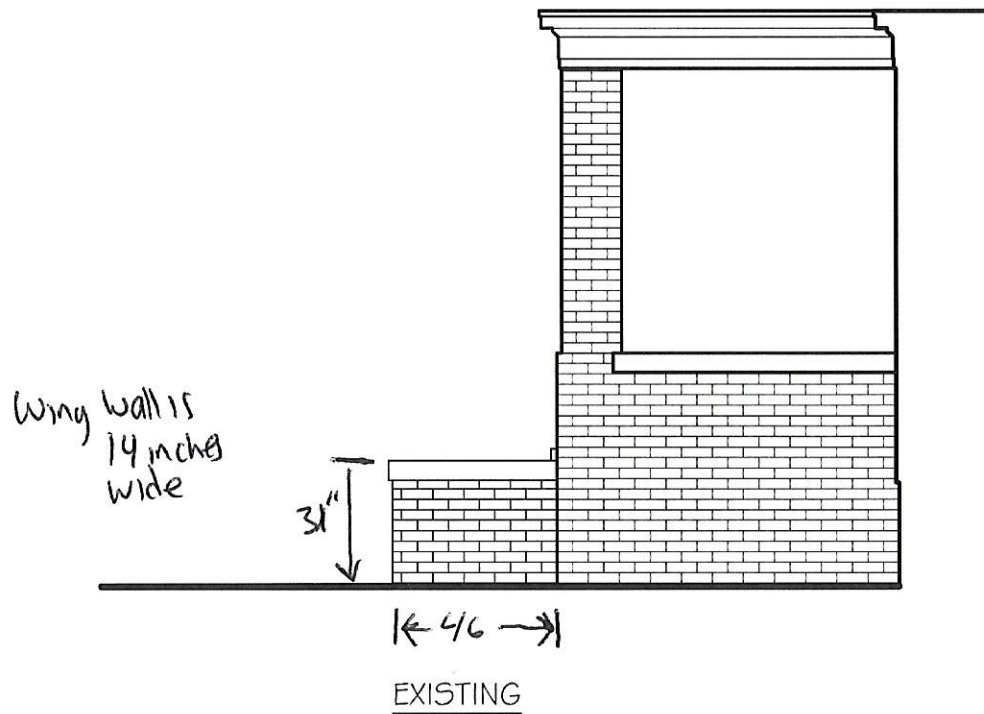
Exterior Elevation

SCALE: 1/4" = 1'-0"

1053 Burns Ave

3/24/22

Figure 1  
View looking north of back porch



← west

East →

Exterior Elevation

SCALE: 1/4" = 1'-0"

1053 Burns Ave

3/24/22

Figure 2 Back Porch; current condition  
Looking East



EXISTING

31"  
high

← 48" →

← north

south →



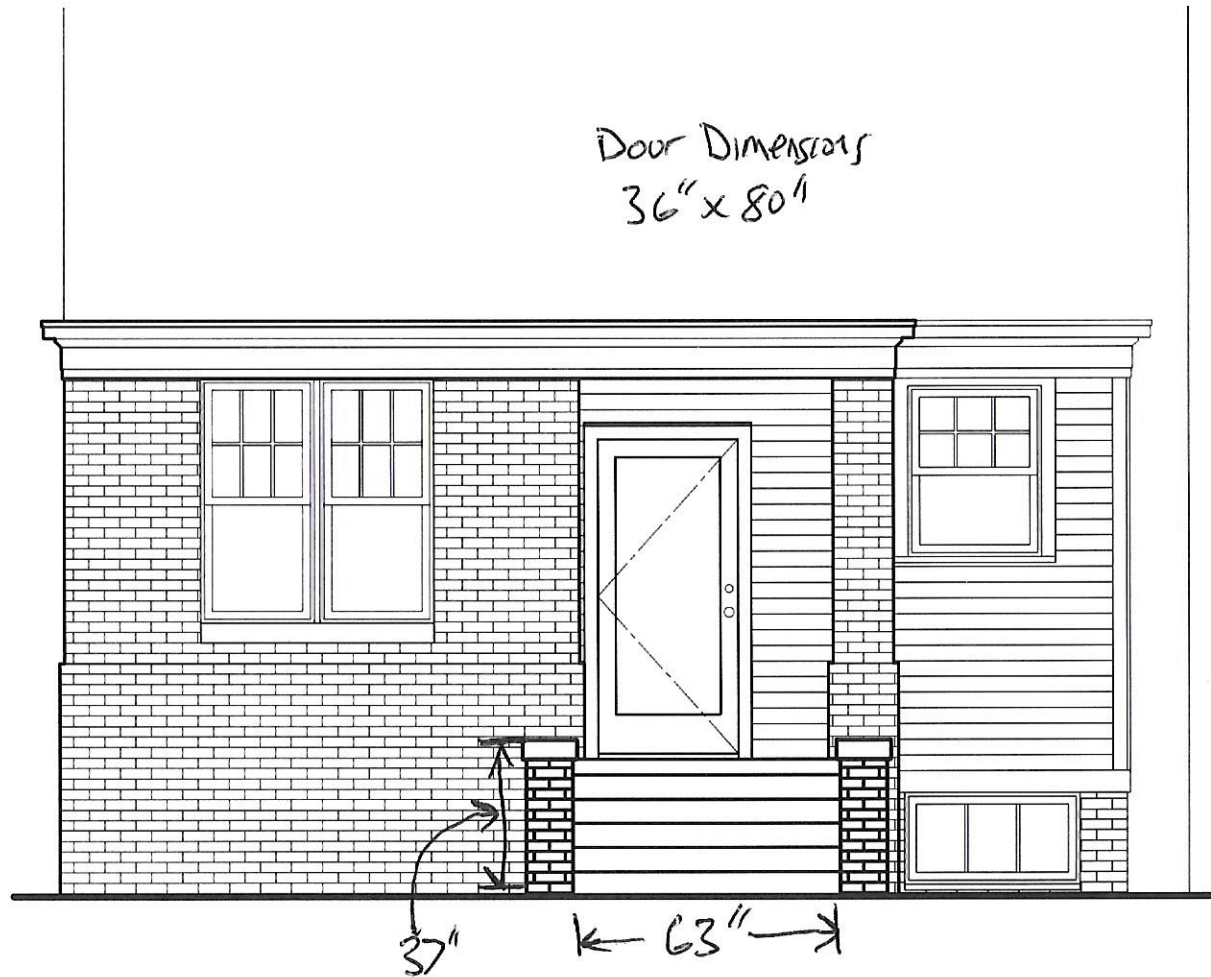
Exterior Elevation

SCALE: 1/4" = 1'-0"

1053 Burns Ave

3/24/22

Figure 3 Back Porch with new door, siding and enlarged staircase



Door Dimensions  
36" x 80"

37"      ← 63" →

PROPOSED

← north

South →

Note: Sunroom stairs  
are 54" wide

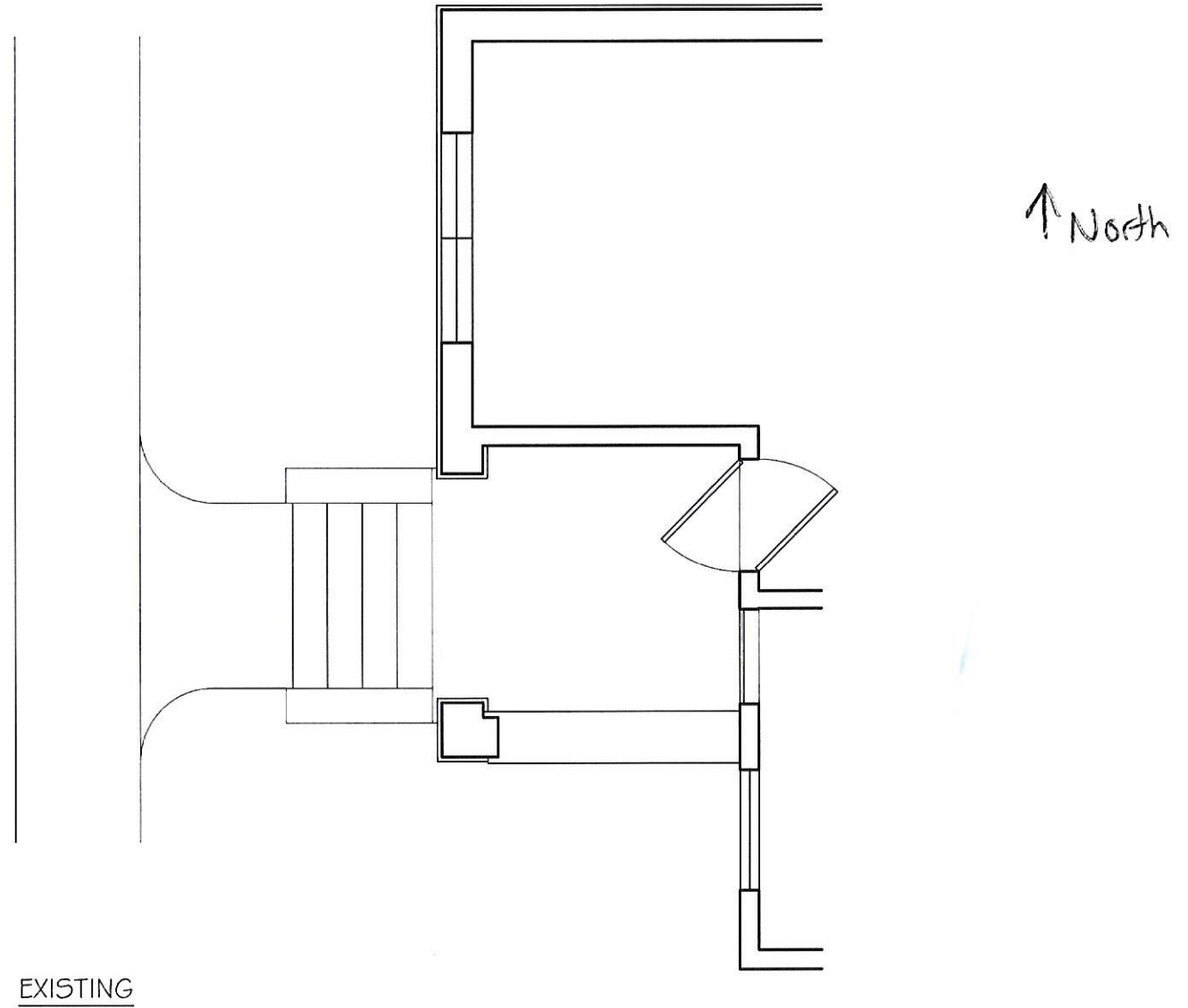
Partial Floor Plan

SCALE: 1/4" = 1'-0"

1053 Burns Ave

3/24/22

Figure 4 Birds eye view of existing stairs and porch



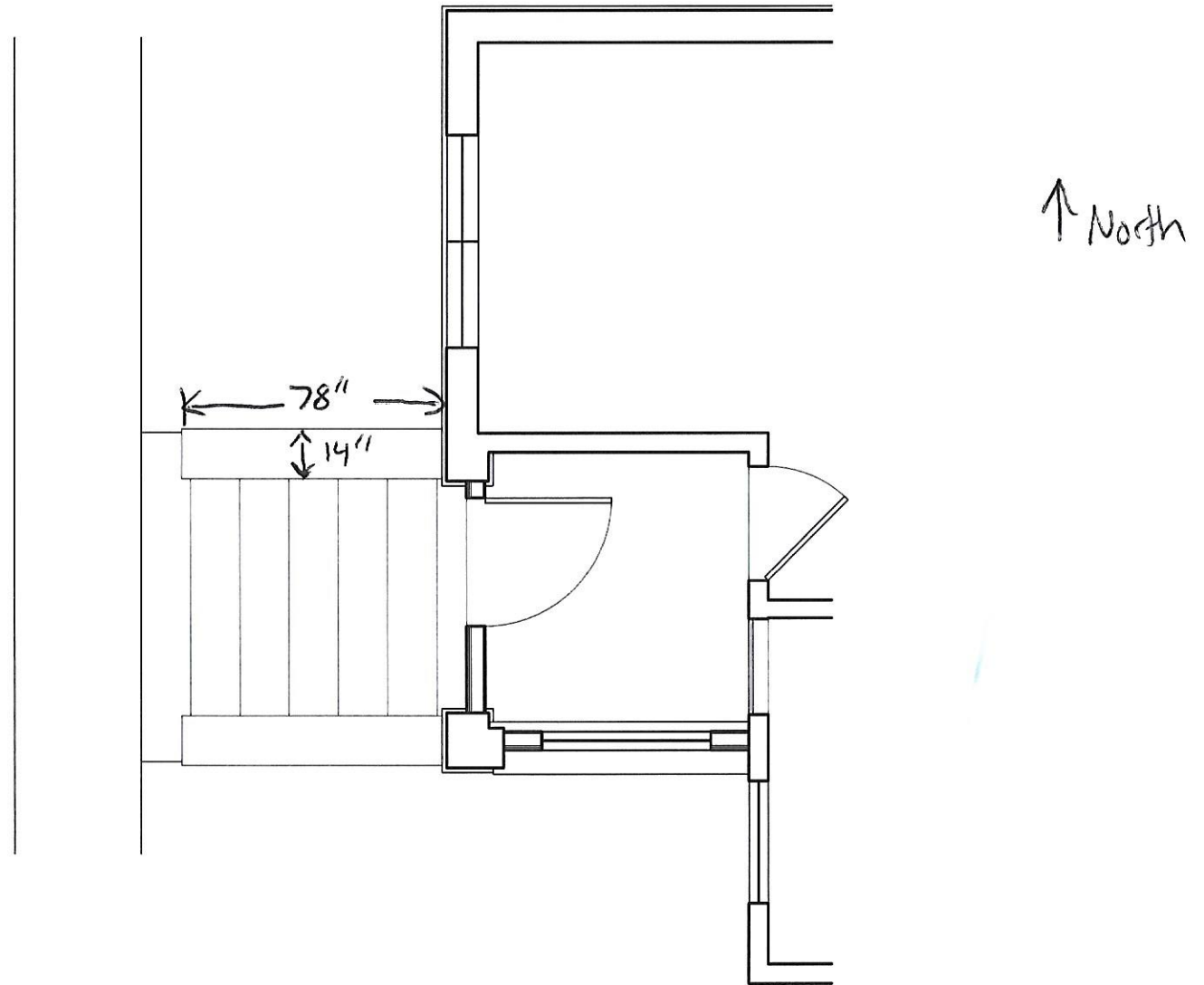
Partial Floor Plan

SCALE: 1/4" = 1'-0"

1053 Burns Ave

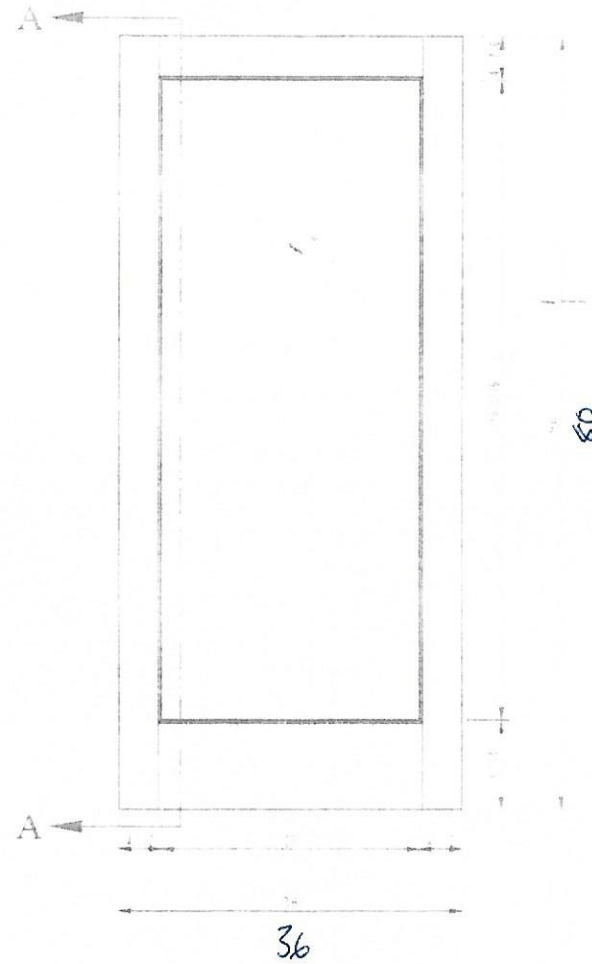
3/24/22

Figure 5 Birds-eye view of new door, walls,  
and widened staircase

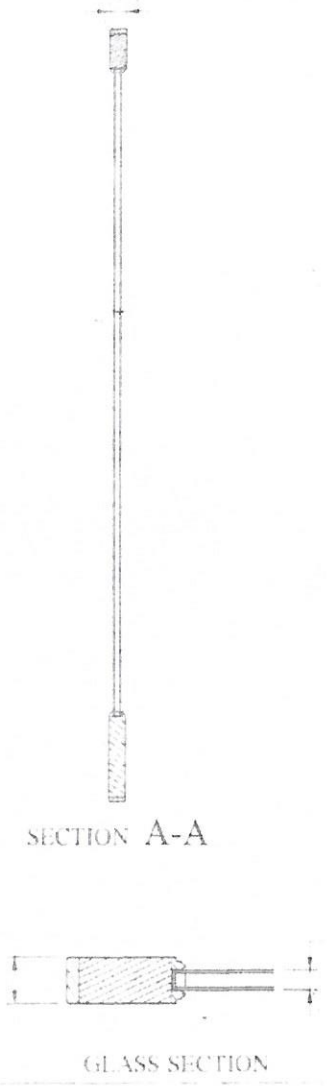


PROPOSED

Document	
Document #	116
Line #	8
Special Comp.	NA
Reference #	1135496
Door	
Product Use	EXT_V2
Model	5001
Specie	PINE
Wood Treatment	NONE
Finish	NATURAL
Woodcore	LVI
Bevel door	NONE
Slat Model	NA
Profit	0.00
Trim	0.00
Certification	
Fire Rated	NONE
Structural	NONE
Molding	
Moulding	OVOLO_EXT
Family	NONE
Model	NONE
Glass	
Glass Model	NONE
Glass Finish	CLEAR
Bevel	NONE
Insulated	INSUL_QSS
Low-E	NONE
Panel	
Wood	NONE
Design	NONE
Type	NONE
Thickness	0.000
Curve Top	
Radius	0.000
Height Curve	0.000



Note: All measurements include sticking



SECTION A-A

GLASS SECTION



# Proposal - Detailed

Builders FirstSource #8187  
 34151 S Gratlot Ave  
 Clinton Township, MI 48035

**Sales Rep Name:** BFSCLINTO, N  
**Sales Rep Phone:** 586-791-1200  
**Sales Rep E-Mail:** dluchtman@johnslumber.com  
**Sales Rep Fax:**

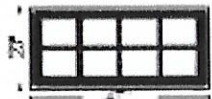
Customer Information	Project/Delivery Address	Order Information
<b>Builders FirstSource - 08187</b> BUILDERS FIRST SOURCE 2001 Bryan Street DALLAS, TX 75201 <b>Primary Phone:</b> (586) 7911200 <b>Mobile Phone:</b> <b>Fax Number:</b> <b>E-Mail:</b> <b>Contact Name:</b>  <b>Great Plains #:</b> 7408187 <b>Customer Number:</b> 1010251330 <b>Customer Account:</b> 7408187	<b>CURT CRAMER</b> 08187 - Builders FirstSource 34151 S Gratlot Ave <b>Lot #</b> CLINTON TOWNSHIP, MI 48035 <b>County:</b> MACOMB <b>Owner Name:</b> Builders FirstSource - 08187 <b>Owner Phone:</b> (586) 7911200	<b>Quote Name:</b> CURT CRAMER  <b>Order Number:</b> P74 <b>Quote Number:</b> <b>15359890</b> <b>Order Type:</b> Non-Installed Sales <b>Wall Depth:</b> <b>Payment Terms:</b> C.O.D. <b>Tax Code:</b> 6.0 <b>Cust Delivery Date:</b> 4/28/2022 <b>Quoted Date:</b> 4/7/2022 <b>Contracted Date:</b> <b>Booked Date:</b> <b>Customer PO #:</b>

Line #	Location:	Attributes
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10 None Assigned

## Architect, Traditional, Sash Set, Fixed, 47 X 23, White

Item Price	Qty	Ext'd Price
\$962.38	1	\$962.38



PK #  
2110

**1: Traditional, 4723 Fixed Sash Set**  
**Frame Size:** 47 X 23  
**General Information:** Standard, Clad, Pine, 5", 3 11/16"  
**Exterior Color / Finish:** Painted, Standard Enduraclad, White  
**Interior Color / Finish:** Unfinished Interior  
**Sash / Panel:** Ogee, Ogee, Standard  
**Glass:** Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude  
**Performance Information:** U-Factor 0.28, SHGC 0.27, VLT 0.50, CPD PEL-N-1-53758-00002, Performance Class CW, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, Year Rated 11  
**Grille:** ILT, No Custom Grille, 7/8", Traditional (4W2H), Ogee, Ogee  
**Wrapping Information:** Foldout Fins, Factory Applied, No Exterior Trim, 4 9/16", 5 7/8", Standard Four Sided Jamb Extension, Factory Applied, Pella Recommended Clearance, Perimeter Length = 140".

Viewed From Exterior  
**Rough Opening:** 47 - 3/4" X 23 - 3/4"

## Thank You For Your Interest In Pella® Products

For more information regarding the finishing, maintenance, service and warranty of all Pella® products, visit the Pella® website at [www.pella.com](http://www.pella.com)

# Siding

Siding  $\rightarrow$   
4 1/2 inch which  
results in 4 1/8 after  
install

Detroit Forest Products

