



May 18, 2022

NOTICE OF DENIAL

Brian Rebain
Detroit Waldorf School Representative
779 Seminole
Detroit MI 48214

RE: Application Number 22-7804, 7809 - 7812; 2555, 2508 – 2484 Burns; Indian Village Historic District

Dear Mr. Rebain,

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) and 9(1) of the Michigan Local Historic District Act, as amended, being MCL 399.205 (1), MCL 399.209 (9) and Sections 21-2-78 and 21-2-80 of the 2019 Detroit City Code; the DHDC hereby issues a Denial for the following work, effective on May 17, 2022, as it will be inappropriate according to the Secretary of Interior’s Standards for Rehabilitation and the district’s Elements of Design:

Establish permanent outdoor teaching structures (12), per the submitted documents, drawings, and presentation materials.

The reasons for the denial are a failure to meet the following specific Standards:

- ***1) A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.***
- ***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.***

The application may be resubmitted for the Historic District Commission's review when suggested changes have been made that address the cited reasons for denial, if applicable.

Please be advised that, in accordance with MCL 399. 211 and Section 21-2-81 of the 2019 Detroit City Code, an applicant aggrieved by a decision of the DHDC 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

Phone: 517-335-0665

E-mail: stuckeyj@michigan.gov

If you have any questions regarding the foregoing, please contact staff at 313-224-1762 or hdc@detroitmi.gov.

For the Commission:

Audra Dye
Detroit Historic District Commission

DHDC 22-7804, 7809-7812

APPROVAL DOCUMENT – POST AT WORK LOCATION

CITY OF DETROIT
HISTORIC DISTRICT COMMISSION

2 WOODWARD, SUITE 808
DETROIT, MICHIGAN 48226

May 18, 2022

NOTICE TO PROCEED

Brian Rebain
Detroit Waldorf School Representative
779 Seminole
Detroit MI 48214

RE: Application Number 22-7804, 7809 - 7812; 2555, 2508 – 2484 Burns; Indian Village Historic District

Dear Mr. Rebain,

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)/5(6) of the Michigan Local Historic District Act, as amended, being MCL 399.205 (1) and (6), and Sections 21-2-73, 75 and 78 of the 2019 Detroit City Code; the DHDC hereby issues a Notice to Proceed (“NTP”) for the following work, effective on May 17, 2022, as the work does not meet the Secretary of Interior’s Standards for Rehabilitation and the district’s Elements of Design, but is without substantial detriment to the public welfare and without substantial derogation from the intents and purposes of Article II, Chapter 21, and where one or more of the conditions of Section 21-2-75 have been met:

Establish permanent outdoor teaching structures (12) per the submitted documents, drawings, and presentation materials.

With the conditions that:

- ***New elements and/or alterations proposed for the 12 structures and site be submitted to HDC staff for review and approval prior to work taking place.***
- ***This NTP will expire 10 years from issuance, on May 17, 2032.***

Please retain this NTP 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.

For the Commission:



Audra Dye
Detroit Historic District Commission

CLASSROOM SHELTER

DETROIT WALDORF SCHOOL

REVISED 05/03/22

SITE PLAN



PROJECT INFORMATION

PROJECT LOCATION: 2555 BURNS
DETROIT, MI 48214

OWNER: DETROIT WALDORF SCHOOL
2555 BURNS
DETROIT, MI 48214

ARCHITECT OF RECORD: KRAEMER DESIGN GROUP, LLC
BRIAN REBAIN, RA, NCARB
STATE OF MICHIGAN CERTIFICATE NO. 1301040246
1420 BROADWAY
DETROIT, MI 48226
www.thekraemeredge.com
(313) 965-3399

STRUCTURAL ENGINEER: RESURGET
MARC STEINHOBEL
4219 WOODWARD AVE
SUITE 306
DETROIT, MI 48201

CODE SUMMARY

PROJECT DESCRIPTION: EMERGENCY ERECTION OF TEMPORARY OUTDOOR WOOD CLASSROOM SHELTERS TO SERVE THE SCHOOL DURING THE COVID PANDEMIC, THERE ARE 14 PROPOSED SHELTERS. TEN MEASURE 20'X20', AND FOUR MEASURE 12'X12'. THE SHELTERS ARE SPACED THROUGHOUT THE SCHOOL GROUNDS TO ALLOW FOR EFFECTIVE PHYSICAL DISTANCING BETWEEN THE CLASSROOMS, WHILE ALSO PROVIDING GOOD LOCATIONS FOR OVERSIGHT OF THE STUDENTS AS WELL AS MAINTAIN EXISTING PLAYFIELD LOCATIONS. TWELVE SHELTERS ARE LOCATED ON LOTS IN THE INDIAN VILLAGE HISTORIC DISTRICT CURRENTLY ZONED R1 AND APPROVED FOR EDUCATIONAL USE. TWO SHELTERS ARE LOCATED ON LOTS ADJACENT TO THE IV-HD ON FISCHER ST, CURRENTLY ZONED R2.

ZONING: R1-H; R2 - SEE ATTACHED SITE PLAN

ZONING ORDINANCE SUMMARY: SHELTERS ARE BEING PROPOSED AS TEMPORARY ACCESSORY STRUCTURES TO THE PRIMARY SCHOOL FUNCTIONS AT THE MAIN BUILDING LOCATED AT 2555 BURNS, AT THE CORNER OF CHARLEVOIX AND BURNS ST. THE OWNER IS SEEKING TEMPORARY APPROVAL TO USE THESE STRUCTURES AS PART OF THEIR IN-SCHOOL LEARNING COVID PREPAREDNESS PLAN. APPROVAL IS BEING SOUGHT PURSUANT TO THE REQUIREMENTS OF THE FOLLOWING SECTIONS OF THE CITY OF DETROIT ZONING ORDINANCE:

Sec. 50-12-553. - Natural disasters and emergencies.
Temporary uses and structures needed as the result of a natural disaster or other health and safety emergencies are allowed for the duration of the emergency.

FURTHERMORE:
Sec. 50-12-559. - Other uses.
The Buildings, Safety Engineering, and Environmental Department may approve other temporary uses and activities or special events where it is determined that such uses would not jeopardize the health, safety or general welfare, or be injurious or detrimental to properties adjacent to, or in the vicinity of, the proposed location of the activity.

OCCUPANCY CLASSIFICATION: EDUCATIONAL (ACCESSORY USE)

CONSTRUCTION TYPE: OUTDOOR WOOD SHADE STRUCTURE

APPLICABLE CODES: BUILDING: MICHIGAN BUILDING CODE (MBC) 2015

KraemerDesignGroup
1420 Broadway | Detroit, MI 48226 | p-313 965 3399 | f-313 965 3555
www.thekraemeredge.com

Architect

Consultant

TEMPORARY OUTDOOR CLASSROOM SHELTER
2555 BURNS
DETROIT, MI

DETROIT WALDORF SCHOOL
2555 BURNS
DETROIT, MI

Project / Owner

Seal

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HDC UPDATES	05/03/22
FOR PERMIT	09/04/20
Revision	Date
Date	09/04/20

Sheet Title
COVER

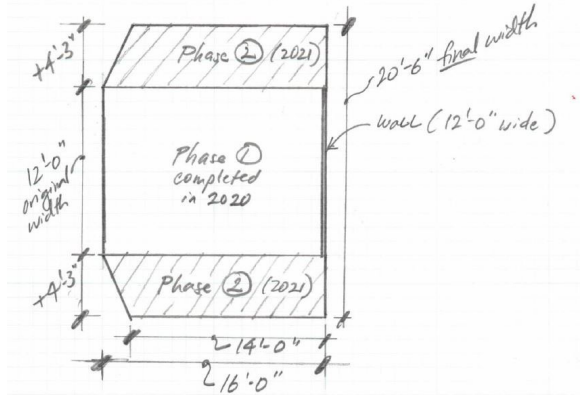
Sheet Number

COVER

SUNFLOWER (Pre-K, built 2020, expanded 2021)



General View



Deck Dimensions (as built)

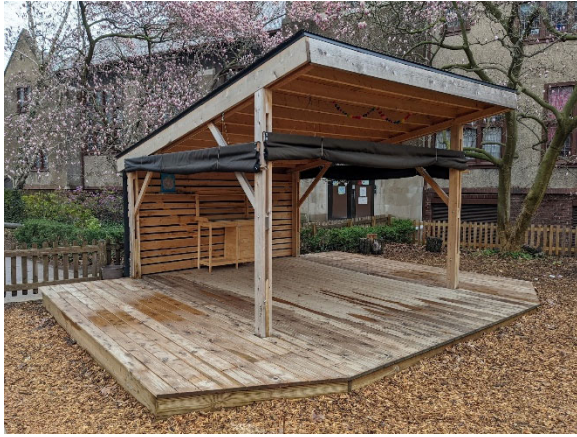


Front View

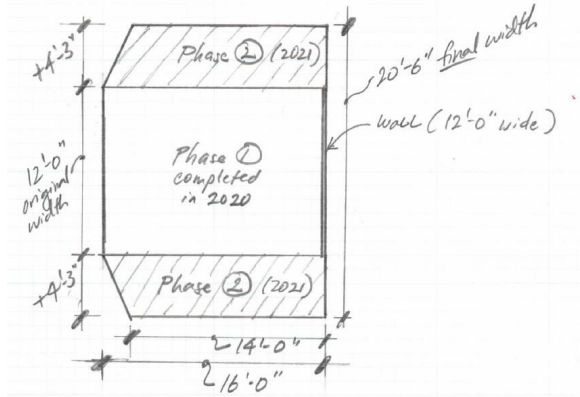


Side View

HONEYBEE (Pre-K, built 2020, expanded 2021)



General View



Deck Dimensions (as built)



Front View

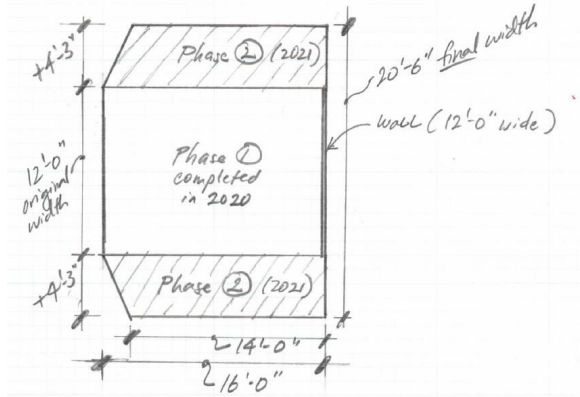


Side View

MOON (Pre-K, built 2020, expanded 2021)



General View



Deck Dimensions (as built)



Front View

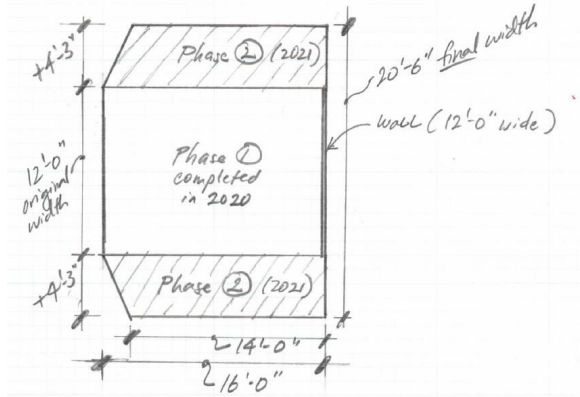


Side View

BLUEBIRD (Pre-K, built 2020, expansion started 2021)



General View



Deck Dimensions (when complete)



Front View

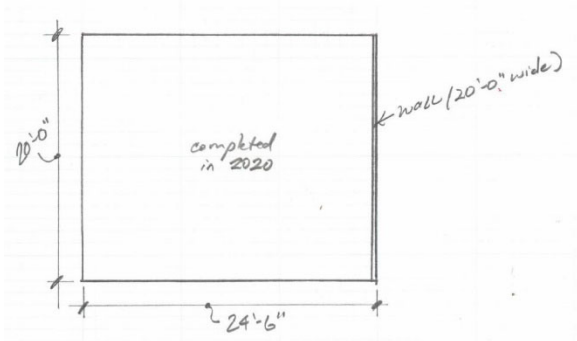


Side View

SUNRISE KINDERGARTEN (built 2020)



General View



Deck Dimensions (as built)



Front View

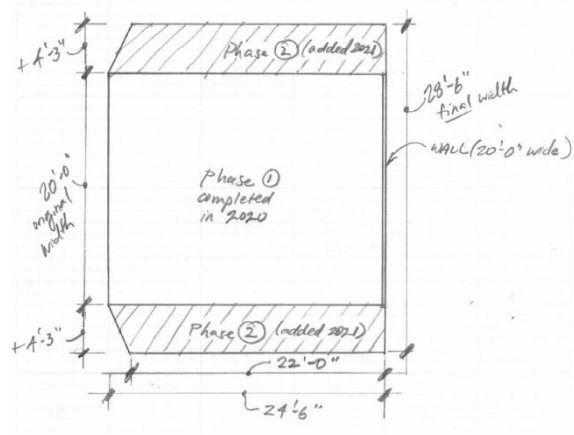


Side View

1st GRADE (built 2020, expanded 2021)



General View



Deck Dimensions (as built)



Front View

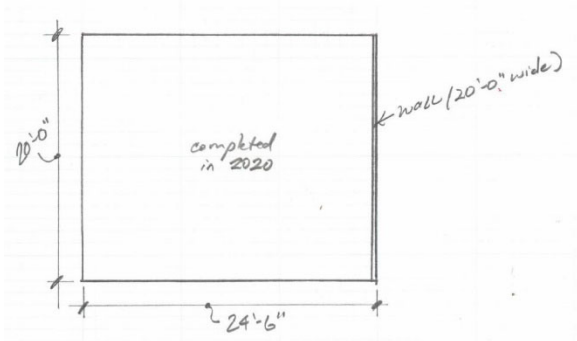


Side View

2ND GRADE (built 2020)



General View



Deck Dimensions (as built)



Front View

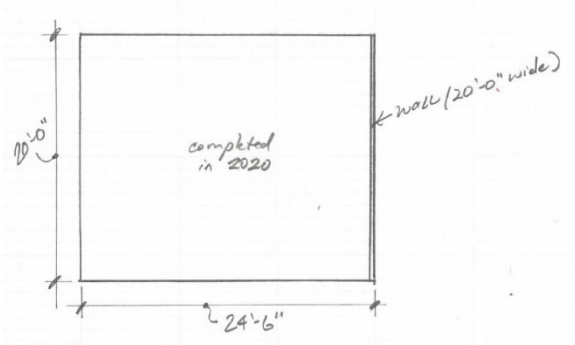


Side View

3RD GRADE (built 2020)



General View



Deck Dimensions (as built)



Front View

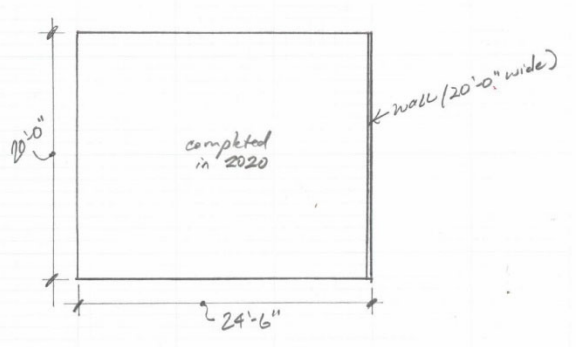


Side View

4TH GRADE (built 2020)



General View



Deck Dimensions (as built)



Front View

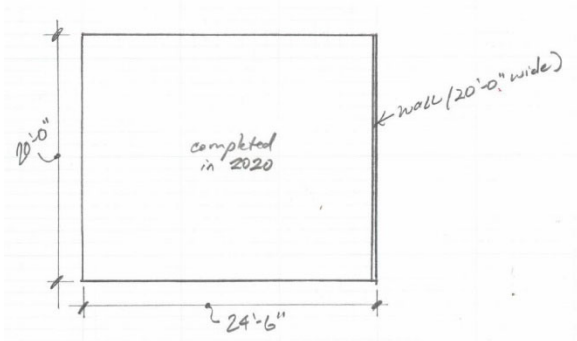


Side View

5TH GRADE (built 2020)



General View



Deck Dimensions (as built)



Front View

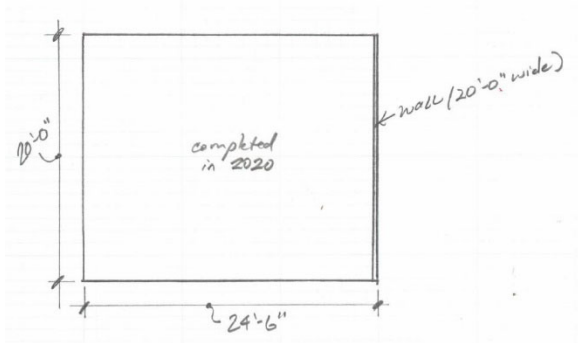


Side View

6TH GRADE (built 2020)



General View



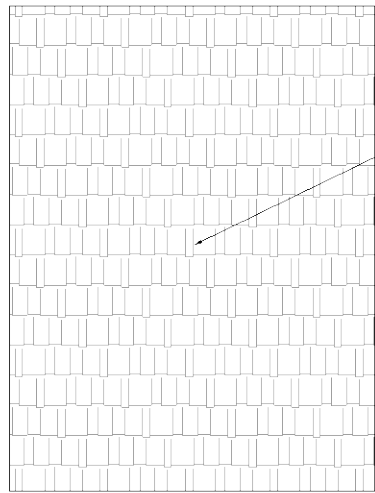
Deck Dimensions (as built)



Front View

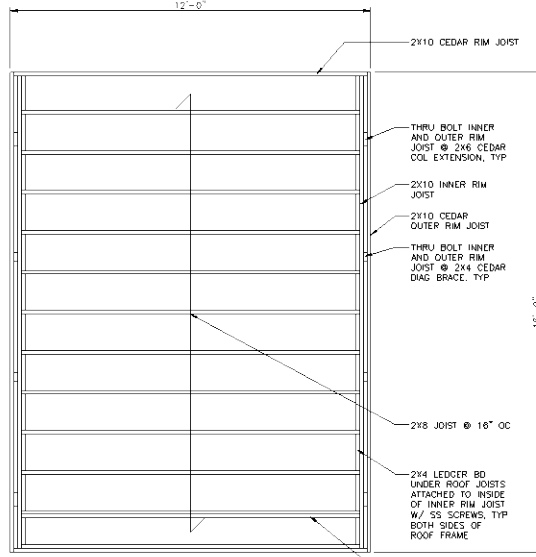


Side View



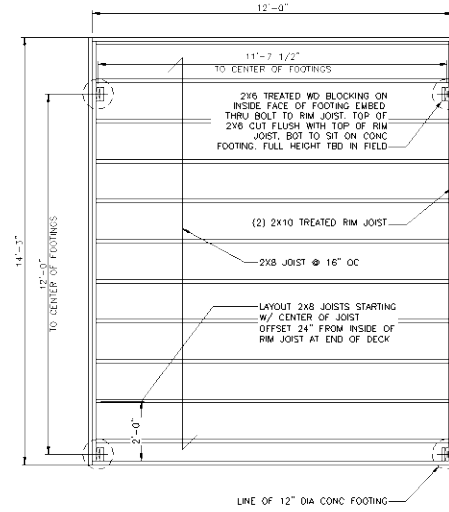
ROOF PLAN

SCALE: 1/2"=1'-0"



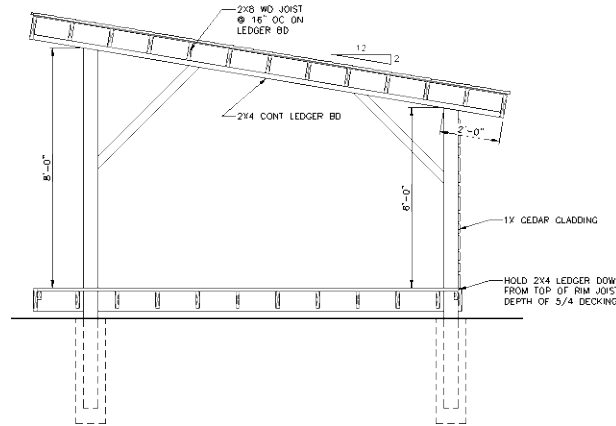
ROOF FRAMING PLAN

SCALE: 1/2"=1'-0"



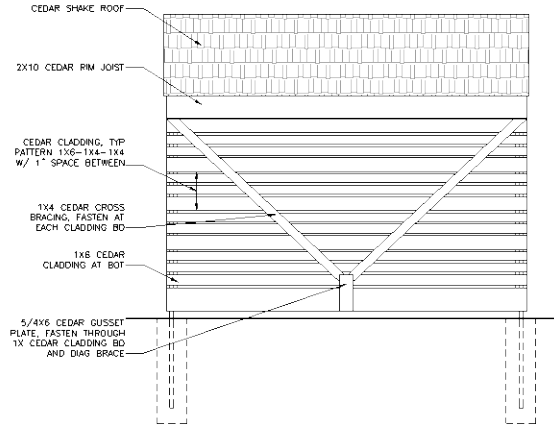
FLOOR FRAMING PLAN

SCALE: 1/2"=1'-0"



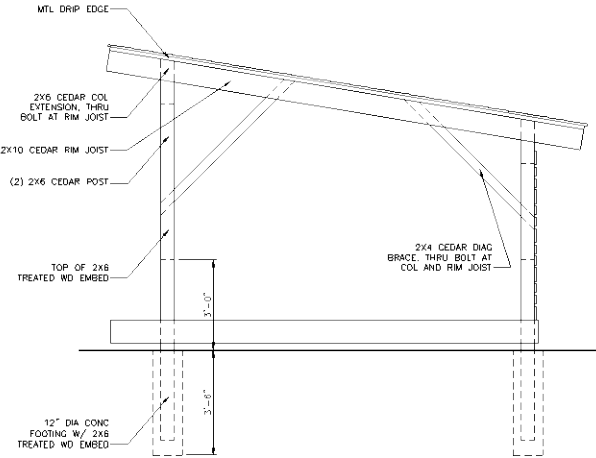
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REAR ELEVATION

SCALE: 1/2"=1'-0"



SIDE ELEVATION

SCALE: 1/2"=1'-0"

0 0' 1' 2' 3'
SCALE: 1/2"=1'-0"

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Architect

Consultant

DETROIT WALDORF
2555 BURNING
DETROIT, MI

Project / Owner



Scale

FOR PERMIT 09/04/20
Revision Date

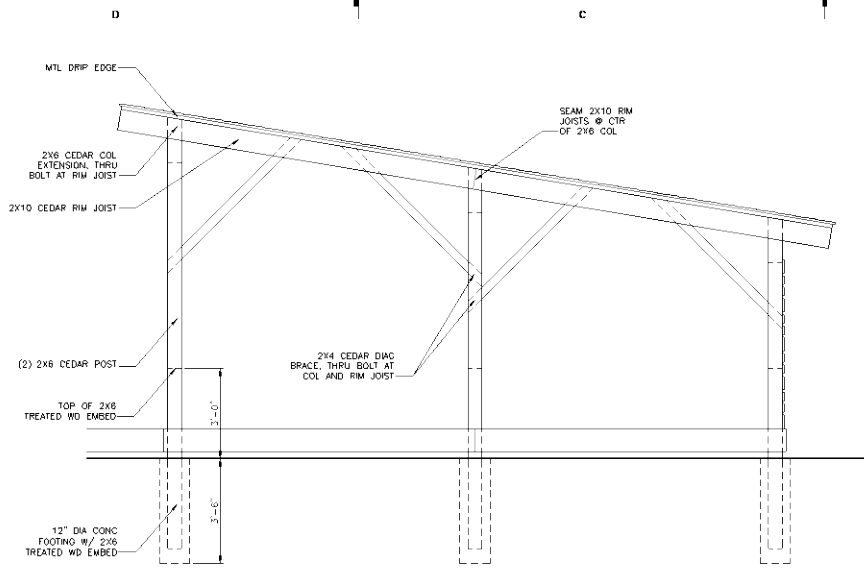
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Sheet Title
12X12 SHELTER
PLANS, ELEV AND
SECTION

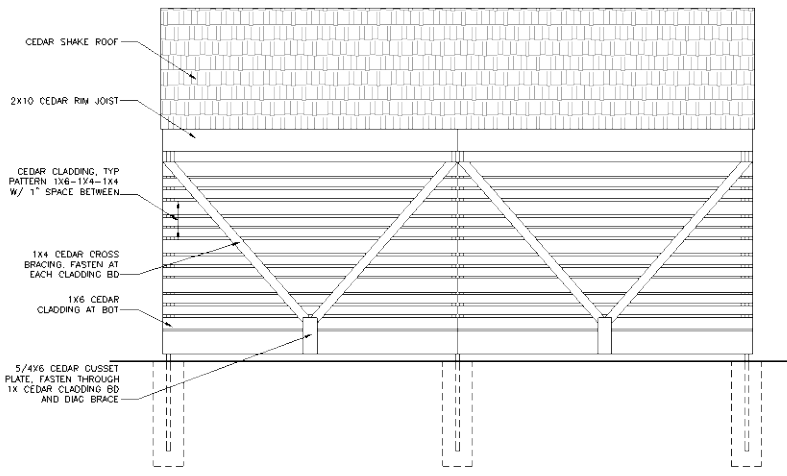
Sheet Number

A1

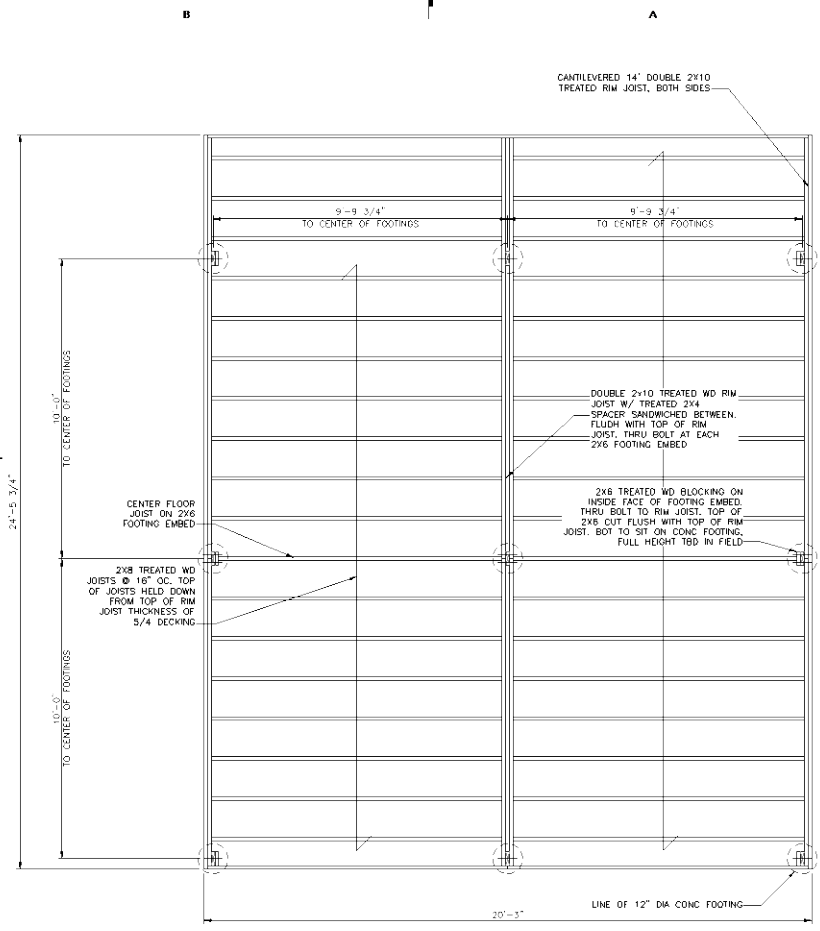
PLOTTED ON 9/17/2020 9:21 AM | PLOTTED BY BRYAN KESNICK



SIDE ELEVATION
SCALE: 1/2"=1'-0"



REAR ELEVATION
SCALE: 1/2"=1'-0"



FLOOR FRAMING PLAN
SCALE: 1/2"=1'-0"

PLOTTED ON 9/17/2020 9:22 AM | PLOTTED BY BRENN KESNICK

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 1400 Waverly | Detroit MI 48201 | 313.962.2999 | 313.962.9555
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Consolidated

DETROIT WALDORF
 2455 BURKS
 DETROIT, MI

Project / Owner

Scale: *B. Kesnick*

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Revision	Date
Date	

Sheet Title:
**20X20 SHELTER
 PLANS AND ELEVATIONS**

Sheet Number

A2

